



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.

Address/Location of Construction:		
Total Square Footage of Proposed Structure:		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant Name: Address City, State & Zip	Telephone: Email:
Lessee/Owner Name : (if different than applicant) Address: City, State & Zip: Telephone & E-mail:	Contractor Name: (if different from Applicant) Address: City, State & Zip: Telephone & E-mail:	Cost Of Work: \$ _____ C of O Fee: \$ _____ Historic Rev \$ _____ Total Fees : \$ _____
Current use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? ___ If yes, please name _____ Project description:		
Who should we contact when the permit is ready:		
Address:		
City, State & Zip:		
E-mail Address:		
Telephone:		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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



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.

Address/Location of Construction: 54 York Street		
Total Square Footage of Proposed Structure:		2,377 sf proposed renovated area
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 42 A 7 & 8	Applicant Name: Richard Renner Architects Address 35 Pleasant St. City, State & Zip Portland, ME 04101	Telephone: 773-9699 Email: cyoung@rrennerarch
Lessee/Owner Name : Baxter Academy (if different than applicant) Address: 54 York St. City, State & Zip: Portland, ME 04101 Telephone & E-mail: 699-5500 adam.burk@baxter-acac	Contractor Name: Dan LaBrie (if different from Applicant) Address: 383 Commercial St. City, State & Zip: Portland, ME 04101 Telephone & E-mail: 772-6505 dlabrie@rufusdeering	Cost Of Work: \$ 156000.00 C of O Fee: \$ _____ Historic Rev \$ _____ Total Fees : \$ _____
Current use (i.e. single family) <u>Educational</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Educational</u>		
Is property part of a subdivision? <input type="checkbox"/> If yes, please name _____		
Project description: Interior renovation of vacant areas on portion of Second Floor		
Who should we contact when the permit is ready: Dan LaBrie		
Address: 383 Commercial St.		
City, State & Zip: Portland, ME 04101		
E-mail Address: dlabrie@rufusdeering.com		
Telephone: 772-6505		

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Signature: Charles Young  Date: 12-13-13

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Certificate of Design Application

From Designer: Richard Renner Architects
 Date: Dec. 12, 2013
 Job Name: Baxter Academy -Partial Second Floor Interior Upfit & Renovations
 Address of Construction: 54 York Street, Portland Maine

2009 International Building Code

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

NFPA 101 2009
 Building Code & Year IBC 2009 Use Group Classification (s) Educational

Type of Construction Type III B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC Yes - Existing System

Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) Non Separated

Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) No

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

Wind loads (1603.1.4, 1609)

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

Design option utilized (1614.1)
 Seismic use group ("Category")
 Spectral response coefficients, SDs & SDI (1615.1)
 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
 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)

Flood Hazard area (1612.3)
 Elevation of structure

Other loads

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)



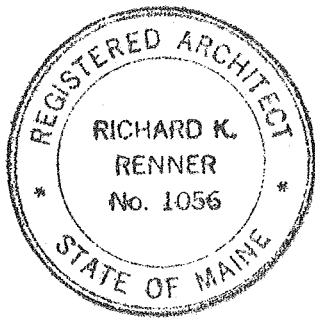
Accessibility Building Code Certificate

Designer: Richard Renner Architects

Address of Project: 54 York Street, Portland ME

Nature of Project: Partial Second Floor Interior Upfit Renovation

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.



(SEAL)

Signature: Richard R

Title: PRINCIPAL

Firm: Richard Renner Architects

Address: 35 Pleasant St.
Portland, ME 04101

Phone: 207-773-9699

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



Certificate of Design

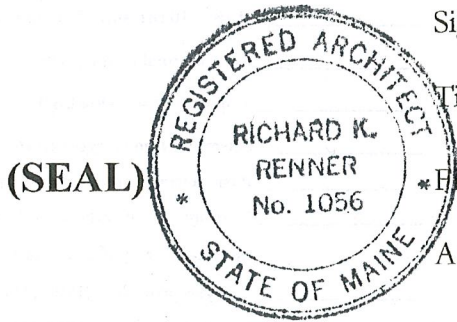
Date: December 12, 2013

From: Richard Renner Architects

These plans and / or specifications covering construction work on:

Baxter Academy - Partial Second Floor Interior Upfit & Renovations at 54 York Street

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.



Signature: Richard K. Renner

Title: PRINCIPAL

Firm: RICHARD RENNER ARCHITECTS

Address: 35 PLEASANT ST.

PORTLAND, ME 04101

Phone: 207-773-9699

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