Inspections Division

Date: 01/27/14

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# 42 Block# A Lot# 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-acad	**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) Educational

If vacant, what was the previous use? _____

Proposed Specific use: Educational

Is property part of a subdivision? ___ 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

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: Charles Young **Date:** 12-13-13

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

Inspections Division

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Inspections Division
Date: 01/27/14

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:

Building Code & Year NFPA 101 2009 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, 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)

_____ Design option utilized (1614.1)

_____ Seismic use group ("Category")

_____ Spectral response coefficients, S_{DS} & S_{D1} (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_f and deflection amplification factor C_d (1617.6.2)

_____ Analysis procedure (1616.6, 1617.5)

_____ Design base shear (1617.4, 16175.5.1)

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

Inspections Division
Date: 01/27/14

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)

REGISTERED ARCHITECT
RICHARD K. RENNER
No. 1056
STATE OF MAINE

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

Inspections Division
Date: 01/27/14

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.

(SEAL) REGISTERED ARCHITECT RICHARD K. RENNER No. 1056 STATE OF MAINE

Signature: Richard K. R

Title: PRINCIPAL

Firm: RICHARD RENNER ARCHITECTS

Address: 35 PLEASANT ST.
PORTLAND, ME 04101

Phone: 207-773-9699

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