

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

180 PARK AVENUE LLC /Elliot Mead, Carpenter
Contractor, Inc

PERMIT ID: 2012-65593

Located at

180 PARK AVE

CBL: 048 A001001

has permission to **First floor interior renovation of existing tenant space.on 1st floor**
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise cloed-in. 48 HOUR NOTICE IS REQUIRED.	A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.
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Handwritten signature of Jeanie Bonke in black ink.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A 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: 2012-65593	Issue Date:	CBL: 048 A001001
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Location of Construction: 180 PARK AVE	Owner Name: 180 PARK AVENUE LLC	Owner Address: 2367 CONGRESS ST	Phone: (207) 874-2141
Business Name: Portland Community Health clinic	Contractor Name: Elliot Mead, Carpenter Contractor, I	Contractor Address: P.O. Box 833 Bath	Phone: (207) 443-3513
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R6
Past Use: Medical offices/ health clinic	Proposed Use: Same: Medical Offices/ health clinic	Permit Fee: \$3,210.00	Cost of Work: \$319,000.00
		FIRE DEPT: 1/29/13 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: B Type: 3B MUBEL 2009
Proposed Project Description: First floor interior renovation of existing tenant space on 1st floor		Signature: <i>[Signature]</i> 58	Signature: <i>[Signature]</i> 1/16/13
		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: 12/11/2012	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 checked="" type="checkbox"/> Date: <i>12/11/12</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: <i>[Signature]</i>

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



Certificate of Design Application

From Designer:

Winton Scott Architects

Date:

December 3, 2012

Job Name:

Portland Community Health Center - Interior Renovations

Address of Construction:

180 Park Avenue

2003 International Building Code

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

Building Code & Year 2009 IBC Use Group Classification (s) Business Use

Type of Construction Type III (200)

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No

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

Supervisory alarm System? No 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
<u>Existing N/A</u>	

Wind loads (1603.1.4, 1609)

Existing N/A Design option utilized (1609.1.1, 1609.6)

- _____ Basic wind speed (1809.3)
- _____ Building category and wind importance Factor, 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)

- Existing N/A Design option utilized (1614.1)
- _____ Seismic use group ("Category")
- _____ Spectral response coefficients, S_D & S_{D1} (1615.1)
- _____ Site class (1615.1.5)

Existing N/A

- _____ 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)

- Existing N/A Flood Hazard area (1612.3)
- _____ Elevation of structure

Other loads

- Existing N/A 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)



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost. \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



Accessibility Building Code Certificate

Designer: Winton Scott Architects

Address of Project: 180 Park Avenue

Nature of Project: Interior renovation of existing tenant space

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: 

Title: Project Architect

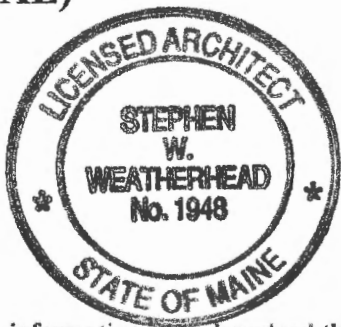
Firm: Winton Scott Architects

Address: 5 Milk Street

Portland, ME 04101

Phone: 774-4811 ext. 3

(SEAL)



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: 12/3/12

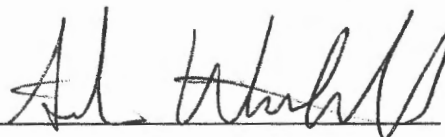
From: Steve Weatherhead, Winton Scott Architects

These plans and / or specifications covering construction work on:

Interior Renovations of Portland Community Health Clinic

180 Park Avenue

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: 

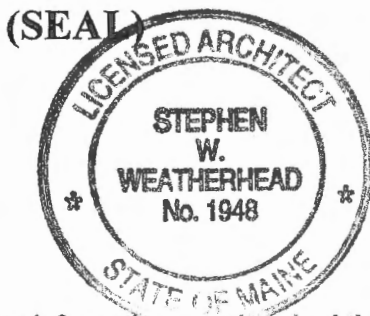
Title: Project Architect

Firm: Winton Scott Architects

Address: 5 Milk Street

Portland, ME 04101

Phone: 774-4811 ext.3



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



STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
45 COMMERCE DR STE 1
AUGUSTA, ME 04333-0001

Construction Permit

No. 21011

In accordance with the provisions of M.R.S.A. Title 25, Chapter 317, Sec.317 and Title 5, Section 4594-F, permission is hereby granted to construct or alter the following referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from application form/plans shall be made without prior approval in writing. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Each permit issued shall be displayed at the site of construction.

Building: PORTLAND COMMUNITY HEALTH CLINIC
Location: 180 PARK AVENUE, PORTLAND, ME 04101
Owner: CITY OF PORTLAND HEALTH AND HUMAN SERVICES DEPT
Owner Address: C/O DOUGLAS GARDNER, 389 CONGRESS ST, PORTLAND, ME 04101-3566

Occupancy Type: Business
Secondary Use:
No Sprinkler System
Fire Alarm System
Barrier Free
Construction Mode: Renovation
Unprotected Noncombustable: Type II (000)
Final Number of Stories: 2

Permit Date: 12/18/2012 **Expiration Date:** 06/17/2013

COMMISSIONER OF PUBLIC SAFETY

RECEIVED
JAN 16 2013
Dept. of Building Inspections
City of Portland Maine

Copy 2 - Architect

December 17, 2012

Mr. Ron Peaslee
Public Safety Inspector II, Plans Review
State Fire Marshal's Office
52 State House Station
Augusta, ME 04333-0052



RE: Building Permit Application – Portland Community Health Clinic Renovations,
180 Park Avenue, Portland, Maine

Dear Ron,

I'm following up on our telephone conversation today regarding the above referenced project. Per your previous review comments we are required to provide a 1 hour rating on corridor walls and ceilings with 20 minute rated doors w/ closers for the corridors within the tenant space. This requirement is described in NFPA chapter 38, article 38.3.6 which requires rated corridors unless the building is sprinklered.

It is my understanding that it is the position of the Fire Marshal's office that exception 2 under this article stating that rated corridors are not required within a single tenant space does not apply in this instance because the space exists within a multi story, multi tenant building that shares a rated exit stair and therefore it cannot be classified as a single tenant space.

Attached you will find a sketch showing the affected walls, ceilings and doors to be rated.

I believe you have everything you need now to release the permit. If possible, I would greatly appreciate it if you could email the permit to me to save time as the City of Portland is holding our building permit until they receive a copy.

Sincerely,

A handwritten signature in black ink that reads "Stephen Weatherhead". The signature is written in a cursive, flowing style.

Stephen Weatherhead, Associate
Winton Scott Architects

Jeanie Bourke - Portland Community Health Clinic

From: Stephen Weatherhead <sweatherhead@wintonscott.com>
To: Jeanie Bourke <JMB@portlandmaine.gov>
Date: 1/15/2013 4:25 PM
Subject: Portland Community Health Clinic
Attachments: Archive.1.zip; wsasmall.tiff

Hi Jeanie,

Attached please find:

- ASK 1: clarification sketch showing how the main entrance stair is configured.
- ASK 2: shows addition of sign at bottom of interior stair indicating "not an exit"
- ASK 3: shows replacement of stair rails at exterior stair outside of door 125
- ASK 6: shows change of doors at corridor 130 to 20 min. from 60 min.
- ASK 7: shows revised floor plan indicating 1 hour corridors throughout the tenant space with 20 minute doors.

ASK 9 - Door swing changed out of Large conf. Room

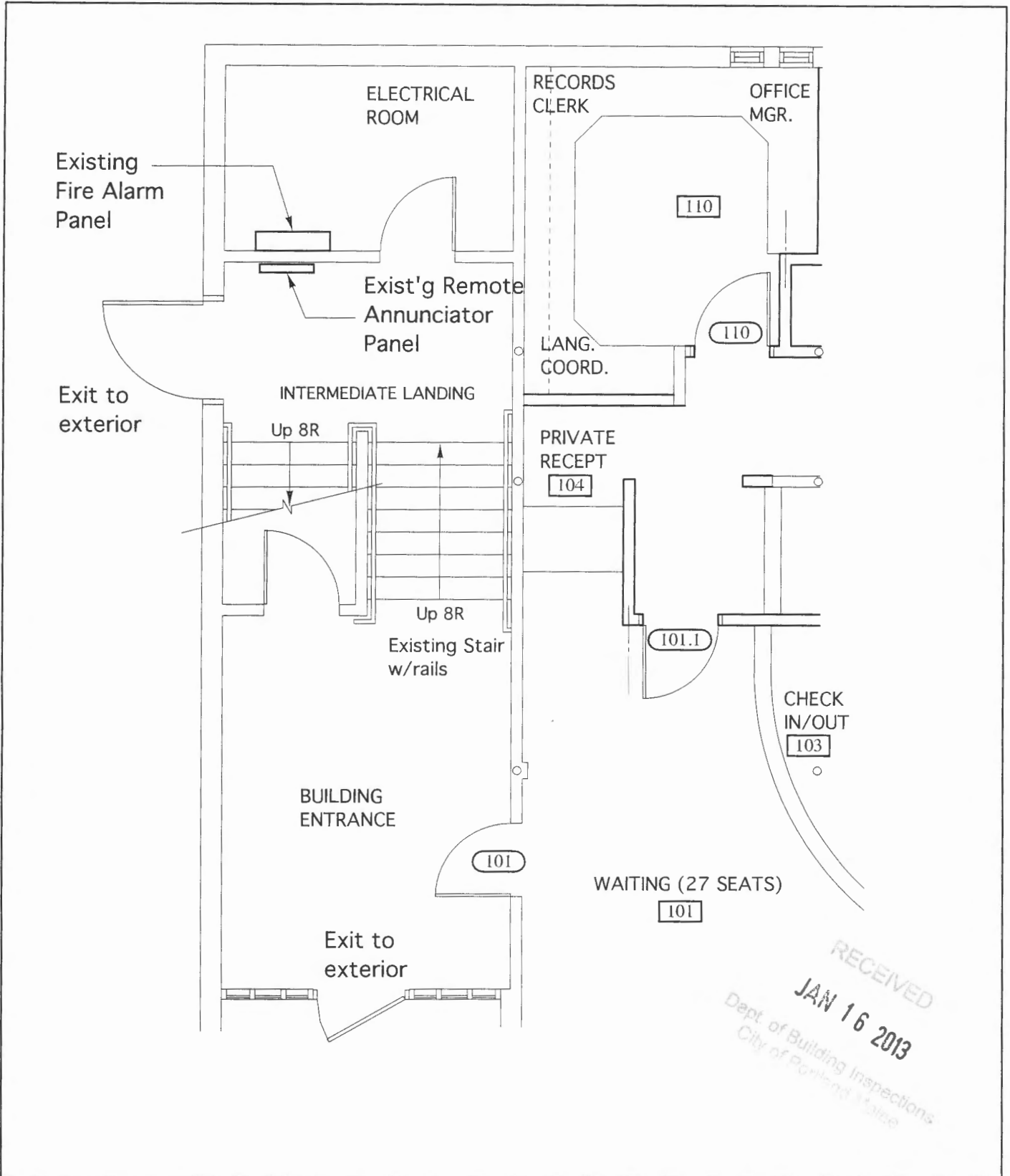
I will be following up shortly with revised phasing diagrams as we discussed.

Thanks,

Steve

Stephen Weatherhead
Maine Licensed Architect

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City of Portland, Maine

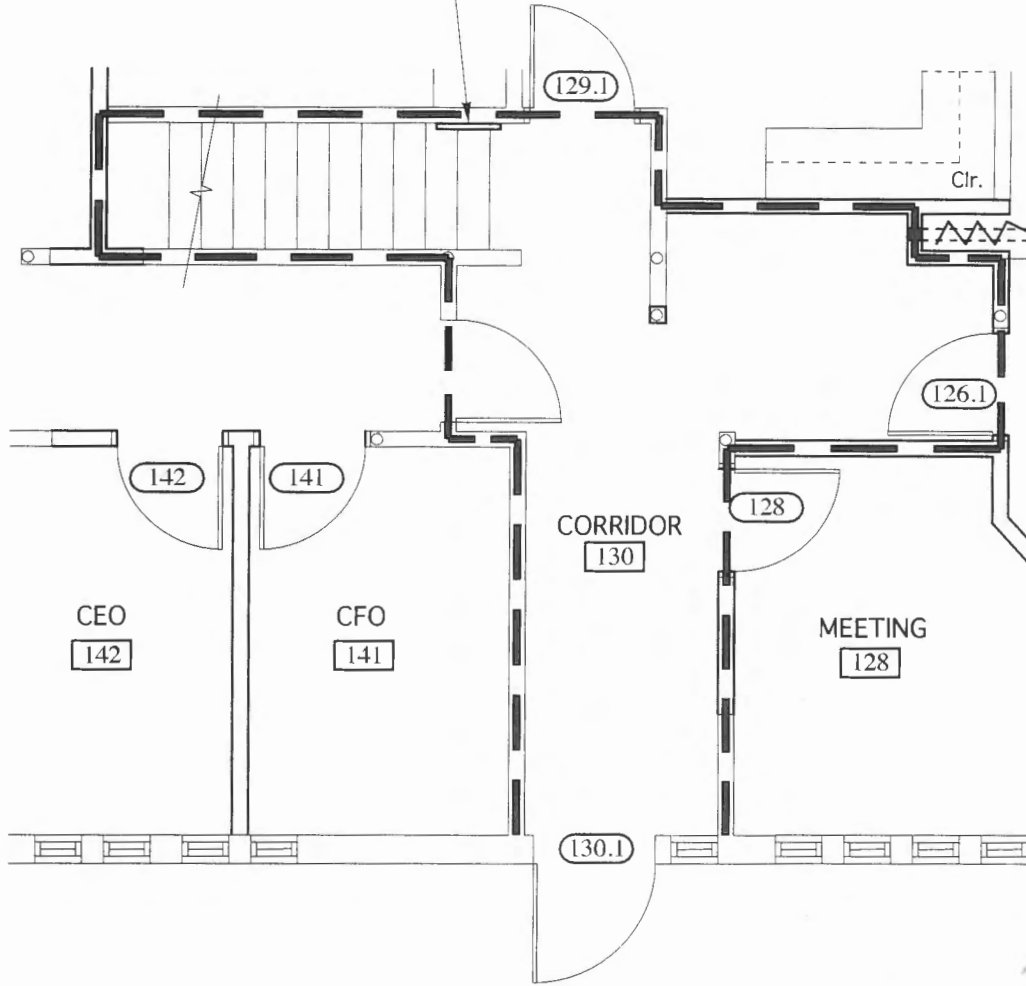


WINTON SCOTT ARCHITECTS, PA
5 Milk Street
Portland, Maine 04101
207 774 4811

Portland Community
Health Clinic- Renovation
Project

ASK 1
October. 23, 2012

New wall mounted
sign reading:
"STAIR NOT IN USE-
NOT AN EXIT"



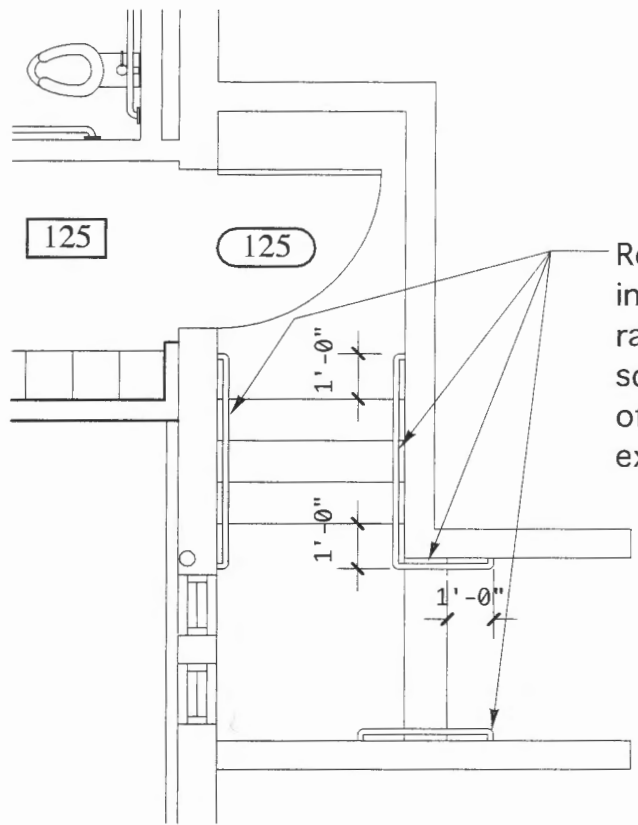
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City of Portland, Maine

WINTON SCOTT ARCHITECTS, PA
5 Milk Street
Portland, Maine 04101
207 774 4811

Portland Community
Health Clinic- Renovation
Project

ASK 2

October. 23, 2012



Remove exist'g handrails and install new painted galv. steel rails consisting of 1 1/2" O.D. schedule 40 pipe. Set rail at 34" off of nosings and attach to existing brick walls

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WINTON SCOTT ARCHITECTS, PA
 5 Milk Street
 Portland, Maine 04101
 207 774 4811

Portland Community
 Health Clinic- Renovation
 Project

ASK 3

October. 23, 2012

Jeanie Bourke - Re: Portland Community HHealth Clinic

From: Jeanie Bourke
To: Stephen Weatherhead
Date: 1/16/2013 2:07 PM
Subject: Re: Portland Community HHealth Clinic

Thank you Steve,

These through construction alternate route egresses are acceptable per IBC Sec. 3302, considering the phasing schedule and desired occupancy of the space. As you have summarized, clarity in these areas should be of high priority, closely monitored, and instructed to the occupants.

I will route this review to the fire department.
Jeanie

>>> Stephen Weatherhead <sweatherhead@wintonscott.com> 1/16/2013 12:06 PM >>>
Hi Jeanie,

As discussed I have put together a series of phasing/exiting plans that show proposed exit paths during construction. The excessive dead end corridors you noted in your review can only be avoided by adding doors (signed as emergency exits) in the temporary partitions that would allow exit paths to traverse the construction areas.

While having people have to exit through the construction areas is not ideal, I have tried to locate the paths in areas of low impact construction. Our plan would be to instruct the contractor that he needs to keep the exit paths clear and signed so that the path to the exit door is clear and understandable to building occupants. We will also review interim exiting plans with the staff so everyone is made aware of the adjusted paths to exits at each phase.

Please let me know if there is any additional info you require to finish up your review.

Thanks for your help in going through all of this.

Steve

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JAN 16 2013
Dept. of Building Inspections
City of Portland Maine

January 29, 2013

Mr. Ben Wallace
City of Portland Fire Dept.
Fire Prevention Division
389 Congress Street
Portland, ME 04101



RE: Building Permit Application – Portland Community Health Clinic Renovations,
180 Park Avenue, Portland, Maine

Dear Ben,

As a follow up to our telephone conversation today, please find attached ASK 10. This plan delineates the corridors that occur within areas of major renovation that will be provided with a 1 hour rating. It also identifies all effected doors as being 20 minute self closing doors. I added a note identifying the existing interior stair as being not active and another note that the existing main entrance/exit stair is 1 hour rated with a 60 minute door.

I hope this clarifies all of your areas of concern.

Sincerely,

A handwritten signature in black ink that reads "Stephen Weatherhead". The signature is written in a cursive, flowing style.

Stephen Weatherhead, Associate
Winton Scott Architects

January 23, 2013

Mr. Ron Peaslee
Public Safety Inspector II, Plans Review
State Fire Marshal's Office
52 State House Station
Augusta, ME 04333-0052



RE: Construction Permit #21011 – Portland Community Health Clinic Renovations,
180 Park Avenue, Portland, Maine

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JAN 29 2013
Dept. of Building Inspections
City of Portland Maine

Dear Ron,

Per our telephone conversation today, the above mentioned project is undergoing revisions relative to the documents previously submitted due to budget issues relating to the required improvements required to meet NFPA requirements.

In our original application, the project was planned as a renovation to the first floor Business Use and we had planned to do some level of renovation to the entire tenant space. This original design would have been classified as a "Modification" in chapter 43 of NFPA per article 43.2.2.1.3. However, article 43.5.2 talks about "extensive modifications" and says that if an entire tenant space is being modified it has to be bumped up to the highest classification of renovation called "Reconstruction". Under the requirements of 43.6 "Reconstruction", article 43.6.4.2 states that if the renovation work exceeds 50% of the area of the floor where the work is taking place, then a sprinkler system must be provided throughout the story in accordance with chapter 38 - New Business Occupancies. Chapter 38 requires sprinkling in a Business Use if the corridors are not rated. So in order to be in conformance, we had to either sprinkle or provide rated corridors throughout the tenant space. After working with the contractor to price both of these options the costs have exceeded their available funding so they are proposing to scale back the scope of work.

It is my belief that as long as we renovate less than 50% of the floor where the tenant space is located, we are allowed to remain within the "Modification" category as defined in article 43.2.2.1.3. Under article 43.5-Modifications, the code states that newly constructed elements and components in the work area must comply with the requirements of Chapter 38 -New Business Occupancies (43.5.1.3) but the remainder of the work area and building can follow Chapter 39 - Existing Business Occupancies. Chapter 39 does not require sprinkling of a business use and it does not require rated corridors.

The attached revised floor plan maps out the areas of renovation and the areas to remain as is. As indicated, the renovation area is less than 50% of the total area of the

floor. Within the areas of renovation, we are proposing to provide 1 hour rated corridors with 20 minute rated doors as shown. Please note, that in the areas that are to remain as is, we are still planning to complete all smoke detector, fire alarm, and emergency lighting work shown on the original drawings so that the entire area is protected by these systems.

I would greatly appreciate your review of this approach as soon as you are able to allow us to move forward. I'm sending this letter and drawing via email and will follow up with hard copies for the project file.

Sincerely,



Stephen Weatherhead, Associate
Winton Scott Architects

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JAN 29 2013
Dept. of Building inspections
City of Portland Maine