



# 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: <u>180 Park Ave. Portland, Me 04101</u>		
Total Square Footage of Proposed Structure: <u>15,540</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>048</u> Block# <u>A</u> Lot# <u>1002</u>	Applicant Name: <u>Park Medical Building, a condominium</u> Address: <u>C/O Malone Properties</u> City, State & Zip: <u>5 Moulton ST Portland, Me 04101</u>	Telephone: Email: <u>mark@malonecb.com</u>
Lessee/Owner Name: <u>My Darling II LLC</u> (if different than applicant) Address: <u>5 Moulton St st 3</u> City, State & Zip: <u>Portland, Me</u> Telephone: <u>207-772-2422</u> E-mail: <u>Mark@Malonecb.com</u>	Contractor Name: <u>Ducas Const</u> (if different from Applicant) Address: <u>17 Chestnut ST</u> City, State & Zip: <u>Portland 04101</u> Telephone: <u>536-0838</u> E-mail: <u>Patrick D@ducasconstruction.com</u>	Cost of Work: <u>\$ 240,000</u> C of O Fee: <u>\$ 3610<sup>00</sup></u> Historic Rev \$: <u>N/A</u> Total Fees: <u>\$ 3610<sup>00</sup></u>
Current Use (i.e. single family) <u>Medical Office</u>		
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use: <u>SAME</u>		
Is property part of a subdivision? If yes, please Name <u>no</u>		
Project description: <u>replace windows and siding (partical replacement)</u>		
Who should we contact when the permit is ready: <u>Mark Malone -</u>		
Address: <u>5 Moulton ST</u>		
City, State & Zip: <u>Portland Me 04101</u>		
E-mail Address: <u>Mark@Malonecb.com</u>		
Telephone: <u>207-772-2422</u>		

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 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 Department of Permitting and Inspections on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the 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: Maia Heesik for Mark Malone Date: 5/21/16

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



# Certificate of Design Application

From Designer: PORT CITY ARCHITECTURE  
 Date: 5/4/16  
 Job Name: 180 PARK  
 Address of Construction: 180 PARK AVE ; PORTLAND, ME 04101

## 2009 International Building Code

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

Building Code & Year IBC 2009 Use Group Classification (s) BUSINESS  
 Type of Construction 5B (POSSIBLY 5A) (CODE COMPLIANT AS 5B)  
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IBC 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) N/A

Structural Design Calculations (WINDOW REPLACEMENT ONLY) \_\_\_\_\_ Live load reduction  
N/A Submitted for all structural members (106.1 - 106.11) \_\_\_\_\_ 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,  $R_d$  and deflection amplification factor,  $C_d$  (1617.6.2) \_\_\_\_\_  
 \_\_\_\_\_ Analysis procedure (1616.6, 1617.5) \_\_\_\_\_  
 \_\_\_\_\_ Design base shear (1617.4, 1617.5.1) \_\_\_\_\_

Design Loads on Construction Documents (1603)  
 Uniformly distributed floor live loads (7603.11, 1807)  

Floor Area Use	Loads Shown
<u>N/A</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)  
N/A 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)  
N/A Design option utilized (1614.1) \_\_\_\_\_  
 \_\_\_\_\_ Seismic use group ("Category") \_\_\_\_\_  
 \_\_\_\_\_ Spectral response coefficients,  $S_D$ s &  $S_{D1}$  (1615.1) \_\_\_\_\_  
 \_\_\_\_\_ Site class (1615.1.5) \_\_\_\_\_

Flood loads (1803.1.6, 1612)  
N/A Flood Hazard area (1612.3) \_\_\_\_\_  
 \_\_\_\_\_ Elevation of structure \_\_\_\_\_

Other loads  
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) \_\_\_\_\_



# Certificate of Design

Date:

5/4/1

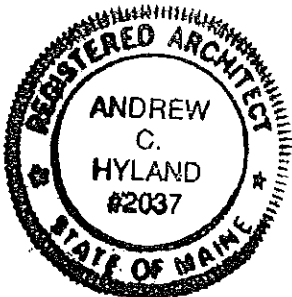
From:

PORT CITY ARCHITECTURE

These plans and / or specifications covering construction work on:

WINDOW & PARTIAL SIDING REPLACEMENT

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)

Signature:

[Handwritten Signature]

Title:

PRINCIPAL

Firm:

PORT CITY ARCHITECTURE

Address:

65 NEWBURY ST

PORTLAND, ME 04101

Phone:

207 761-9000

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Accessibility Building Code Certificate

Designer: PORT CITY ARCHITECTURE

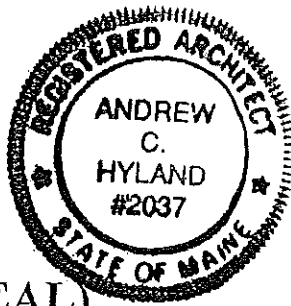
Address of Project: 180 PARK ST PORTLAND, ME 10102

Nature of Project: WINDOW & PARTIAL SIDING REPLACEMENT

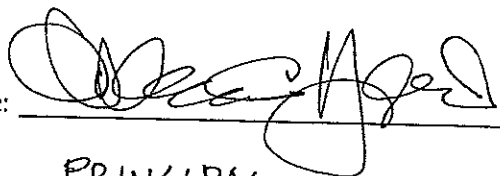
\_\_\_\_\_

\_\_\_\_\_

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: 

Title: PRINCIPAL

Firm: PORT CITY ARCHITECTURE

Address: 105 NEWBURY ST.  
PORTLAND, ME 04101

Phone: 207 761 9000

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



Department of Permitting and Inspections

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a legal signature per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

- 1. Once the complete application package has been received by us, and entered into the system,
2. You will receive an e-mailed invoice from our office which signifies that your electronic permit application and corresponding paperwork have been entered, ready for payment, to begin the process.
3. You then have the following four (4) payment options:

- provide an on-line electronic check or credit/debit card (we accept American Express, Discover, VISA, and MasterCard) payment
call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone
hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland
Department of Permitting and Inspections
389 Congress Street, Room 315
Portland, Maine 04101

By Signing below, I understand the review process starts only once my payment has been received. After all approvals have been met and completed, I will then be issued my permit and it will be sent via e-mail. No work shall be started until I have received my permit.

Applicant Signature: [Handwritten Signature] Date: 5/4/16
OWNERS AGENT

I have provided digital copies and sent them on: Date: 5/3/16

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.

Acknowledgment of Code Compliance Responsibility- Fast Track Project



I, ANDREW HYLAND am the owner or duly authorized owner's agent of the property listed below  
Print Legal Name

180-190 PARK AVE. PORTLAND, ME 04101  
Physical Address

I am seeking a permit for the construction or installation of:

Exterior Window Replacement and siding and fascia replacement (partial).  
Proposed Project Description

I understand that the permits obtained pursuant to this acknowledgement of code compliance responsibility will be in my name and that I am acting as the general contractor for this project. I accept full responsibility for the work performed.

I am submitting for a permit authorized by the State of Maine Uniform Building and Energy Code (MUBEC), Fuel Board Laws and Rules and all locally adopted codes and standards applying to Plumbing, Electrical, Fire Prevention and Protection in anticipation of having it approved or approved with conditions. I have read the following statement and understand that failure to comply with all conditions once construction is begun may necessitate an immediate work stoppage until such time as compliance with the stipulated conditions is attained. I certify that I have made a diligent inquiry regarding the need for concurrent state or federal permits to engage in the work requested under this building permit, and no such permits are required or I will have obtained the required permits prior to issuance of this permit. I understand that the granting of this permit shall not be construed as satisfying the requirements of other applicable Federal, State or Local laws or regulations, including City of Portland historic preservation requirements, if applicable. I understand and agree that this permit does not authorize the violation of regulations.

In addition, I understand and agree that this building permit does not authorize the violation of the 12 M.R.S. § 12801 et seq. - Endangered Species.

I certify under penalty of perjury and under the laws of the State of Maine the foregoing is true and correct. I further certify that all easements, deed restrictions, or other encumbrances restricting the use of the property are shown on the site plans submitted with this application.

I hereby apply for a permit as a Owner's Agent of the below listed property and by so doing will assume responsibility for compliance with all applicable codes, bylaws, rules and regulations.

I further understand that it is my responsibility to schedule inspections of the work as required and that the City's inspections will, at that time, check the work for code compliance. The City's inspectors may require modifications to the work completed if it does not meet applicable codes. OH INITIAL HERE

Sign Here: [Signature]  
Owner or Owner's Authorized Agent

Date: 5/3/14

PLEASE ALSO FILL OUT AND SIGN SECOND PAGE

# Acknowledgment of Code Compliance Responsibility- Fast Track Project

OFFICE USE ONLY

PERMIT # \_\_\_\_\_

CBL # \_\_\_\_\_



THIS PROJECT IS ELIGIBLE FOR FAST TRACK PERMITTING BECAUSE IT IS IN THE FOLLOWING CATEGORY / CATEGORIES (CHECK ALL THAT APPLY):

- One/Two Family Swimming Pools, Spas or Hot Tubs
- One/Two Family Decks, Stairs and Porches (attached or detached) First Floor Only
- One/Two Family Detached One Story Accessory Structures (garages, sheds, etc.) not to exceed 600sq ft with no habitable space
- Home Occupations (excluding day cares )
- One/Two Family Renovation/Rehabilitation (within the existing shell)
- Attached One /Two Family Garages /Additions/Dormers bearing the seal of a licensed design professional
- New *Sprinklered* One and Two Family Homes (bearing the seal of a licensed design professional stating code compliance) - **MUST STILL RECEIVE LEVEL 1 SITE PLAN APPROVAL FROM PLANNING**
- One/Two Family HVAC (including boilers, furnaces, heating appliances, pellet and wood stoves)
- Exterior** (OK PER JEANIE BOURKE)  
~~Interior~~ office renovations with no change of use (no expansions; no site work; no load bearing structural changes are eligible) bearing the seal of a licensed design professional stating code compliance
- Interior Demolition with no load bearing demolition
- Amendments to existing permits
- Commercial HVAC systems (with structural and mechanical plans bearing the seal of a licensed design professional stating code compliance)
- Commercial HVAC for Boilers/Furnaces/Heating Appliances
- Commercial Signs or Awnings
- Exterior Propane Tanks
- Residential or Commercial Subsurface Waste Water Systems (No Rule Variance Only)
- Renewal of Outdoor Dining Areas
- Temporary Outdoor Tents and stages under 750 sq ft per tent or stage
- Fire Suppression Systems (Both non-water and water based installations)
- Fences over 6'-0" in height
- Site work only
- Retaining walls over 4ft in height with stamped plans (or approval from inspection staff)

I understand that if the property is located in a historic district this application will also be reviewed by Historic Preservation. I further understand that the Building Inspections Division reserves the right to deny a fast track eligible project.

Sign Here: \_\_\_\_\_

Owner or Owner's Authorized Agent

Date: 5/3/18

## Mark Chaloupecky

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**From:** Jeanie Bourke <jmb@portlandmaine.gov>  
**Sent:** Tuesday, May 03, 2016 11:04 AM  
**To:** Mark Chaloupecky  
**Subject:** Re: 180 Park Street

Hi Mark,

As per our discussion of this project and the scope of work, this email serves as confirmation to allow this application to qualify for Fast Track status. Please include this email as a pdf file with your permit documents including both the application and the fast track forms selecting the commercial office renovation edited for "Exterior" work.

As always, feel free to contact me for approval on a case by case basis.

Best,  
Jeanie

*Jeanie Bourke*  
*Code Enforcement Officer/Plan Reviewer*

City of Portland  
Planning & Urban Development Dept./ Inspections Division  
389 Congress St. Rm 315  
Portland, ME 04101  
[jmb@portlandmaine.gov](mailto:jmb@portlandmaine.gov)  
(207)874-8715

On Tue, May 3, 2016 at 10:31 AM, Mark Chaloupecky <[mark@portcityarch.com](mailto:mark@portcityarch.com)> wrote:

Jeanie --

I left a message on your voicemail about this project also.... We are working on a project at 180 Park Street (Park Medical Building) that we are wanting to fastrack the permit process, but none of the checkboxes on the application seem to fit. The project includes window replacement and partial replacement of exterior cladding. The window replacement is pretty self-explanatory. The exterior cladding that we want to replace is currently metal and we are removing it and replacing it with exterior panels. We are also extending the panels to cover existing brick (to make it look nicer as most of the building is brick). We are not doing anything structural. We are not doing any site work.

We are thinking this is a project that could be fastracked, but wanted to get your thoughts prior to submission. Call or email when you get a chance.



Mark Chaloupecky, LEED-AP

Port City Architecture

65 Newbury Street

Portland, Maine 04101

207-761-9000

207-650-6512 cell

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2016.0.7539 / Virus Database: 4565/12156 - Release Date: 05/03/16