

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that UNIVERSITY OF MAINE

Located At 55 EXETER ST

Job ID: 2012-04-3811-ALTCOMM

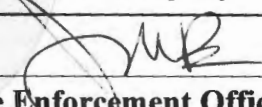
CBL: 051- E-015-001

has permission to Do Structural Upgrades, remove chimney/boilers, interior renovations and new exterior ADA ramp/steps provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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 closed-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

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

5/11/12

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

FYI
No inspections
for ADA Ramp
until planning
approval (A.A.)
gmb

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-04-3811-ALTCOMM	Date Applied: 4/19/2012	CBL: 051- E-015-001	
Location of Construction: 55 EXETER ST	Owner Name: UNIVERSITY OF MAINE	Owner Address: 107 MAINE AVE BANGOR, ME 04401	Phone:
Business Name:	Contractor Name: Carol Potter @ U of SME	Contractor Address: 25 Bedford St., Portland, ME 04104	Phone: 228-8124
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALT	Zone: USM Overlay & R-5
Past Use: University	Proposed Use: Same: University -- minor demo, structural improvements, repair of interior walls, ADA improvements	Cost of Work: \$169,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/condition</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. [Signature]</i>	Inspection: Use Group: B Type: 5B IR-2009 Signature: <i>[Signature]</i>
Proposed Project Description: Structural Improvements & interior remodel		Pedestrian Activities District (P.A.D.) 5/11/12	
Permit Taken By: Lannie		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"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>4/26/12</i> CERTIFICATION	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 Dist 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>

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

Rebar Inspections prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3811-ALTCOMM

Located At: 55 EXETER ST

CBL: 051- E-015-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Because 55 Exeter Street is owned along with abutting properties by the University, the setbacks for this project are being met. However, if the University were to sell off land, a lot that is to be conveyed, then all the underlying zoning requirements would need to be met.

Fire

1. All construction shall comply with City Code Chapter 10.
2. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
3. Fire extinguishers are required. Installation per NFPA 10.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
7. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
8. Non-combustible construction of this structure requires all construction to be Non-combustible.
9. Any cutting and welding done will require a Hot Work Permit from Fire Department.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. As agreed with Carol P. of USM, the exterior ADA ramp will not commence construction before the Administrative Authorization review is approved.

3. Per Kristi W. of G/T Architects, the revised plans and specifications for the framing and fastening of the ADA ramp from the engineer shall be submitted for review prior to the commencement of this construction.
4. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
5. The 3rd floor is approved for storage occupancy only.
6. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.



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>University of Southern Maine, 55 Exeter Street</u>			<i>45m over 10</i>	
Total Square Footage of Proposed Structure/Area <u>4,200 sf</u>		Square Footage of Lot <u>8,376 sf</u> <i>R-5 8376</i>		
Tax Assessor's Chart, Block & Lot Chart# <u>51</u> Block# <u>E</u> Lot# <u>15</u> <i>51-E-15</i>		Applicant * <u>must be owner, Lessee or Buyer</u> Name <u>Carol Potter for University of</u> Address <u>Southern Maine</u> City, State & Zip <u>25 Bedford St. Portland, ME 04104</u>		Telephone: <u>228-8124</u>
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name Address City, State & Zip		Cost Of Work: \$ <u>169,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>1,700</u>
Current legal use (i.e. single family) <u>Office & Classroom</u> If vacant, what was the previous use? Proposed Specific use: <u>Office & Classroom</u> Is property part of a subdivision? <u>No</u> If yes, please name Project description: <u>Minor demolition, structural improvements, repair of existing interior walls, new finishes, electrical system upgrades, new heating system, ADA bathroom, ADA exterior ramp.</u>				
Contractor's name: <u>tbd</u> Address: <u>tbd</u> City, State & Zip: <u>tbd</u> Telephone: _____ Who should we contact when the permit is ready: <u>Carol Potter</u> Telephone: <u>228-8124</u> Mailing address: <u>25 Bedford Street, Portland, ME 04104</u>				

Please submit all of the information outlined on the applicable 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: Carol Potter Date: 4-19-12 RECEIVED

This is not a permit; you may not commence ANY work until the permit is issued
APR 19 2012

Dept. of Building Inspections
City of Portland Maine



From Designer:	Kristi Woloszyn
Date:	4-5-12
Job Name:	55 Exeter Street Renovation
Address of Construction:	55 Exeter Street

2003 International Building Code

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

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

Type of Construction TYPE V NON RATED

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) NA

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

Structural Design Calculations

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_D & S_I (1615.1)
 _____ Site class (1615.5)

- _____ 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:

Kristi Woloszyn

Address of Project:

55 Exeter Street

Nature of Project:

Renovate existing building for

new department

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: _____

Gawron Turgeon Architects

Address: _____

29 Black Point Road

Scarborough, Maine 04074

Phone: _____

207-883-6307

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: 4-6-12

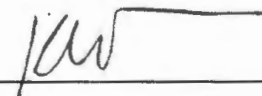
From: Kristi Woloszyn

These plans and / or specifications covering construction work on:

55 Exeter Street, Portland Maine

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: Gawron Turgeon Architects

Address: 29 Black Point Road

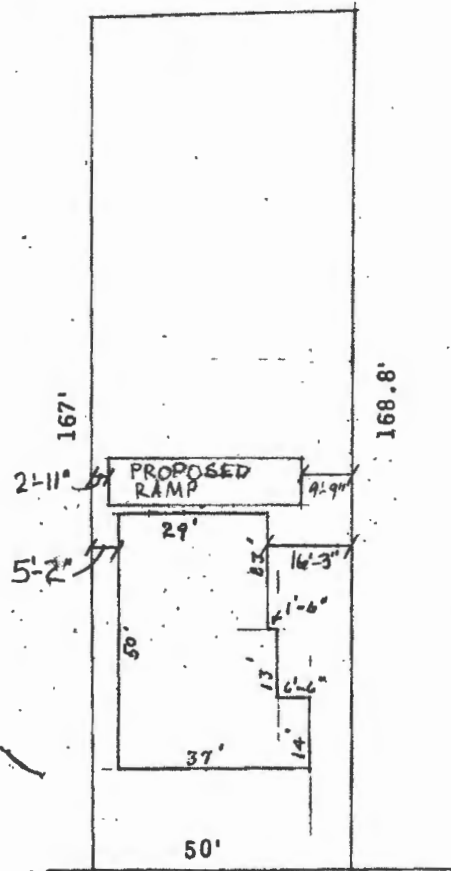
Scarborough, Maine 04074

Phone: 207-883-6307

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

PLOT PLAN

Proposed ramp added to July 10, 1972 Plot Plan
April 25, 2012



APR 25 2012

Exeter Street

55 Exeter Street

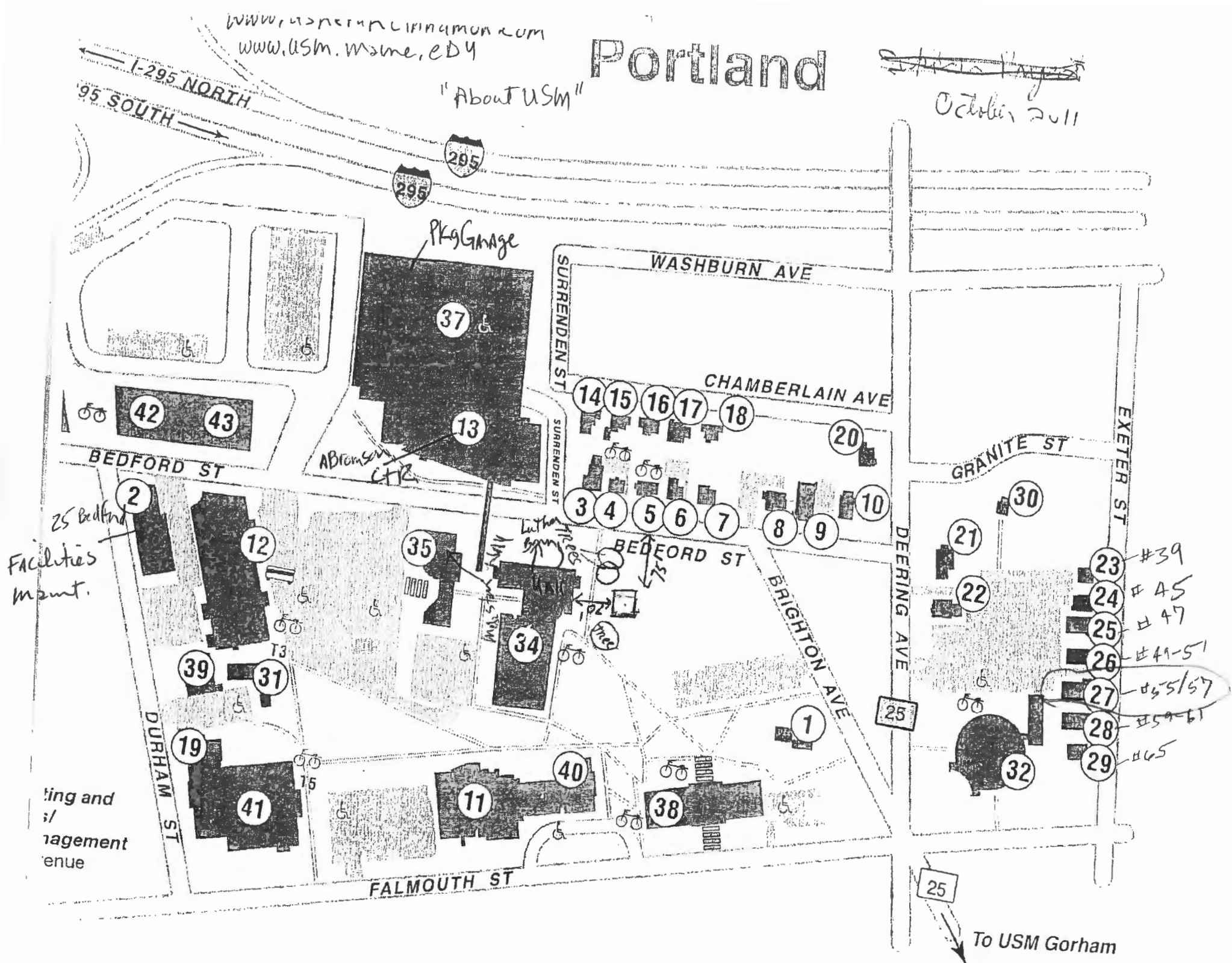
Scale: 1" = 30'

HENNESSY ASSOCIATES

Portland

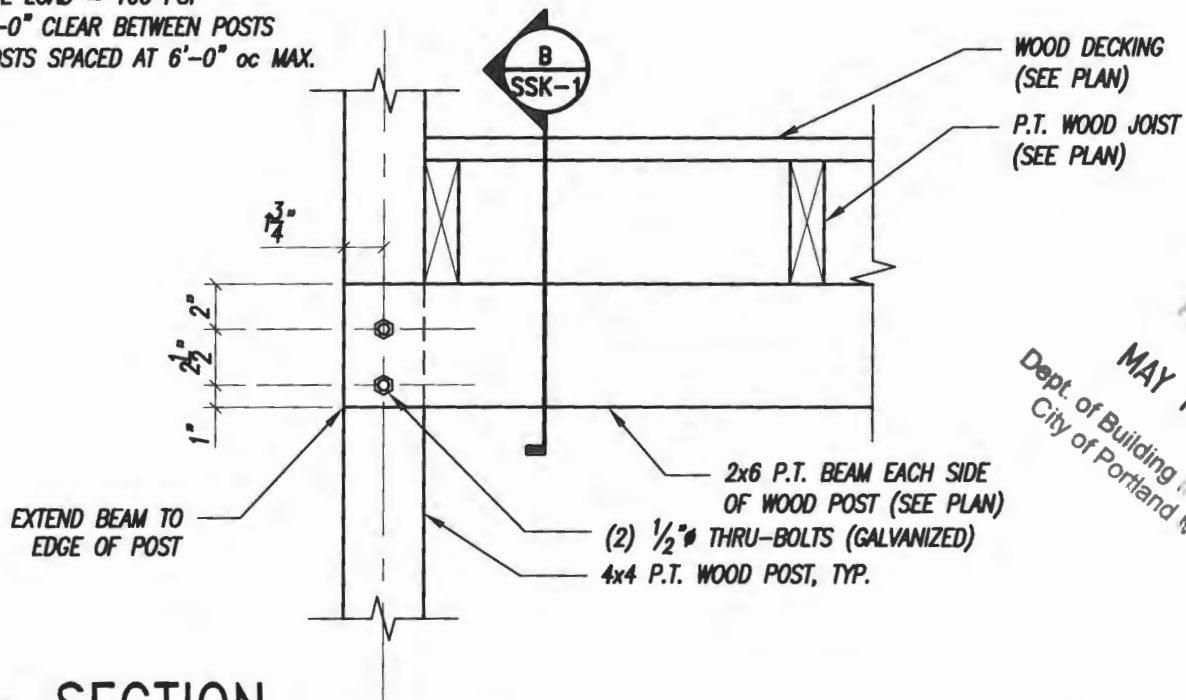
"About USM"

October 2011



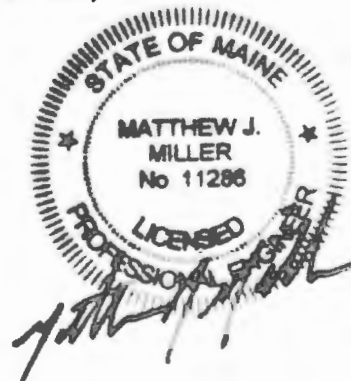
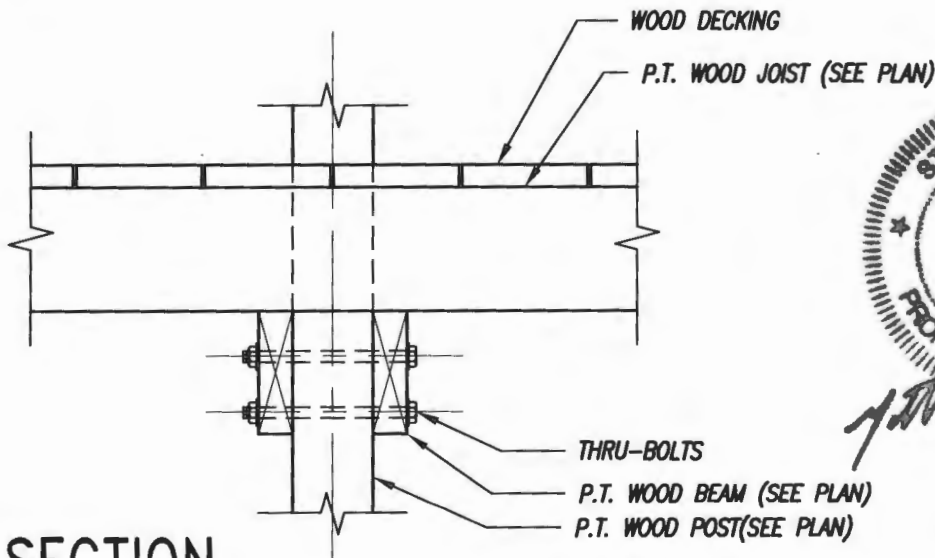
CONNECTION DESIGN BASIS:

- DEAD LOAD = 10 PSF
- LIVE LOAD = 100 PSF
- 4'-0" CLEAR BETWEEN POSTS
- POSTS SPACED AT 6'-0" oc MAX.



RECEIVED
MAY 15 2012
Dept. of Building Inspection
City of Portland Maine

SECTION A
1 1/2" = 1'-0"



SECTION B
1 1/2" = 1'-0"

BEAM POST CONNECTION DETAIL

GAWRON TURGEON ARCHITECTS
USM 55 EXETER STREET

M² Structural Engineering P.C.

23 Thornbury Way
Windham, ME 04062
(207) 892-0983

DRAWN: M/JM	SCALE: 1 1/2" = 1'-0"
CHECKED: M/JM	PROJECT NO.: 12024
DATE: 05/15/2012	DRAWING NO.: SSK-1