

**City of Portland, Maine - Building or Use Permit Application**

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

<b>Permit No:</b> 2013-00515	<b>Issue Date:</b>	<b>CBL:</b> 054 F001001
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<b>Location of Construction:</b> 794 CONGRESS ST	<b>Owner Name:</b> BRAMHALL PARTNERS LIMITED PARTNERSHIP	<b>Owner Address:</b> 3 CHURCH ST WINCHESTER, MA 01890		<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> SAI Communications	<b>Contractor Address:</b> 22 Keewaydin Drive Salem NH 03079		<b>Phone</b> (603) 531-9230
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial		<b>Zone:</b> B2b R6
<b>Past Use:</b> Apartments w/Wireless Communications (T Mobile)	<b>Proposed Use:</b> Same	<b>Permit Fee:</b> \$620.00	<b>Cost of Work:</b> \$60,000.00	<b>CEO District:</b> 3
		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A		
<b>Proposed Project Description:</b> Install of wireless communications facility including equipment room in basement and rooftop antennas etc. for At&t Mobility.		<b>Signature:</b> _____		<b>Signature:</b> _____
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied  Signature: _____ Date: _____				

<b>Permit Taken By:</b> bjs	<b>Date Applied For:</b> 03/15/2013	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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 type="checkbox"/>  Date: _____	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <input 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: _____
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**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.

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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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# 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>794 CONGRESS STREET</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>029 E 00 9001</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>ATT MOBILITY</u> Address <u>10 SAI COMMUNICATIONS</u> <u>22 KEEWAYDIN DRIVE</u> City, State & Zip <u>SALEM NH</u>	Telephone:  <u>PETER COOKE</u> <u>AGENT</u> <u>978-399-8600</u>
Lessee/DBA (If Applicable) <u>ATT MOBILITY</u> <u>ADDED ABOVE</u>	Owner (if different from Applicant) Name <u>BRAMHALL TRUSTEES LP</u> Address <u>3 CHURCH ST</u> City, State & Zip <u>WINCHESTER MA</u> <u>01890</u>	Cost Of Work: \$ <u>60000</u> C of O Fee: \$ _____ Total Fee: \$ <u>620</u>
Current legal use (i.e. single family) <u>APARTMENTS AND WIRELESS COMMUNICATIONS (MOBILE)</u> If vacant, what was the previous use? <u>---</u> Proposed Specific use: <u>WIRELESS COMMUNICATIONS</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>INSTALLATION OF WIRELESS COMMUNICATIONS FACILITY</u> <u>INCLUDING EQUIPMENT ROOM IN BASEMENT AND ROOFTOP ANTENNAS</u> <u>WITH ASSOCIATED CABLING AND UTILITIES PER ATTACHED PLAN</u>		
Contractor's name: <u>SAI COMMUNICATIONS</u> Address: <u>22 KEEWAYDIN DRIVE</u> City, State & Zip <u>SALEM NH 03079</u> <u>STEVE HYDE</u> Telephone: _____ Who should we contact when the permit is ready: <u>PETER COOKE</u> <u>978-399-8600</u> Telephone: _____ Mailing address: <u>POB 894 WOLFEBORO NH 03894</u>		

40062

Steve Hyde  
Steven.Hyde@Sci-Comm.COM

RECEIVED

MAR 15 2013

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

Dept. of Building Inspections  
City of Portland Maine

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](http://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: [Signature] Date: 3/11/13

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



DIV. SITE ACQUISITION INC.  
22 KEEWAYDIN DRIVE  
SALEM, NH 03079

BANK OF AMERICA  
54-49  
114

40062

Pay: \*\*\*\*\*Six hundred twenty dollars and no cents

DATE: March 5, 2013  
CHECK NO. 40062  
AMOUNT \$\*\*\*\*\*620.00

PAY TO THE ORDER OF  
City of Portland  
389 Congress St  
Portland, ME 04101

*Robert J. Miller*

⑆040062⑆ ⑆011400495⑆ 00089877441⑆

40062

SAI COMMUNICATIONS  
DIV. SITE ACQUISITION INC.

CITY DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
3-05-13	CR030513	ME2980-BP Fee	620.00		620.00
CHECK DATE	CHECK NUMBER	TOTALS	620.00		620.00

2012-621



**Administrative Authorization Application**  
Portland, Maine  
Planning and Urban Development Department, Planning Division

**PROJECT NAME:** AT&T MOBILITY WIRELESS NEW SITE INSTALLATION

**PROJECT ADDRESS:** 794 Congress Street **CHART/BLOCK/LOT:** 029 E009001

**APPLICATION FEE:** \$50.00 (\$50.00)

**PROJECT DESCRIPTION:** (Please Attach Sketch/Plan of the Proposal/Development)

Installation of 6 Wireless Communications Antennas and associated equipment to on building rooftop

**CONTACT INFORMATION:**

OWNER/APPLICANT

**Name:** AT&T Mobility  
**Address:** c/o SAI Communications  
22 Keewaydin Dr  
**Work #:** Salem, NH  
**Cell #:** (603) 531-9230  
**Fax #:** ATT: Toby Slagle  
**Home #:** \_\_\_\_\_  
**E-mail:** Toby.Slagle@SAI-Comm.com

CONSULTANT/AGENT

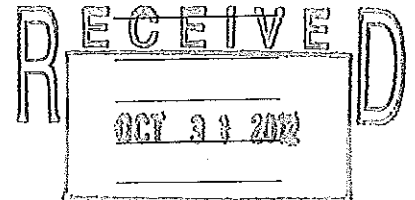
**Name:** Peter Cooke  
**Address:** POB 874  
Wolfeboro, NH 03894  
**Work #:** 978-399-8600  
**Cell #:** 978-399-8600  
**Fax #:** \_\_\_\_\_  
**Home #:** \_\_\_\_\_  
**E-mail:** pcooke@wellmanassociates.net

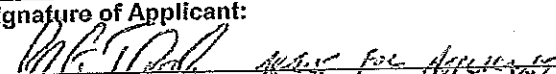
**Criteria for an Administrative Authorization:**  
(see section 14-523(4) on pg .2 of this appl.)

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?
- l) Are there any zoning violations?
- m) Is an emergency generator located to minimize noise?
- n) Are there any noise, vibration, glare, fumes or other impacts?

**Applicant's Assessment Planning Division**  
Y(yes), N(no), N/A

Yes	_____
No	_____
Yes	_____
No	_____
Yes	_____
Yes	_____
No	_____
No	_____
No	_____
Yes	_____
Yes	_____
No	_____
N/A	_____
No	_____



<b>Signature of Applicant:</b> 	<b>Date:</b> <u>10/31/12</u>	City of Portland Planning Division
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## Administrative Authorization Decision

Name: AT & T Mobility

Address: 794 Congress Street

Project Description: Installation of 6 wireless Communications Antennas on building rooftop

Criteria for an Administrative Authorizations:

(See Section 14-523 (4) on page 2 of this application)

Applicant's Assessment

Y(yes), N(no), N/A

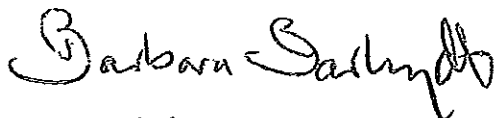
Planning Division

Use Only

<u>Criteria for an Administrative Authorizations:</u>	<u>Applicant's Assessment</u>	<u>Planning Division</u>
a) Is the proposal within existing structures?	Yes	Rooftop installation
b) Are there any new buildings, additions, or demolitions?	No	No
c) Is the footprint increase less than 500 sq. ft.?	Yes	Yes
d) Are there any new curb cuts, driveways or parking areas?	No	No
e) Are the curbs and sidewalks in sound condition?	Yes	Yes
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes
g) Is there any additional parking?	No	No
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	Yes	Yes
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	No	No
m) Is an emergency generator located to minimize noise?	N/A	N/A
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

The Administrative Authorization for the wireless installation at 794 Congress Street was approved by Barbara Barhydt, Development Review Services Manager on November 9, 2012 with the following conditions of approval listed below:

1. The site is within an historic district, so the applicant must obtain an approval for the installation under the Historic Preservation Ordinance prior to the issuance of a building permit.
2. The applicant shall obtain all required City Permits, including permits under the building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.



Barbara Barhydt  
Development Review Services Manager  
Date of Approval: November 7, 2012



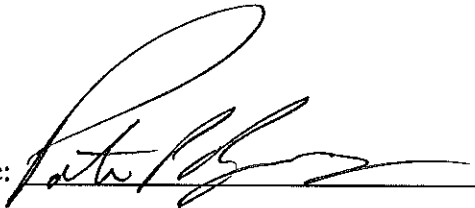
# Accessibility Building Code Certificate

Designer: Dewberry Engineers Inc.

Address of Project: 794 Congress Street, Portland, ME 04102

Nature of Project: Wireless Telecommunications Installation

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: Senior Associate

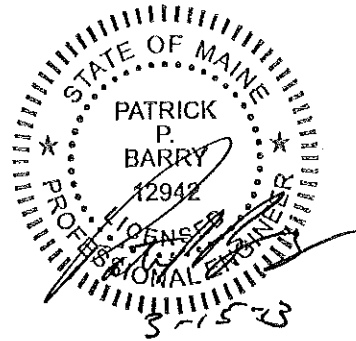
Firm: Dewberry Engineers Inc.

Address: 280 Summer Street, 10th Floor

Boston, MA 02210

Phone: (617) 531-0746

(SEAL)



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# Certificate of Design

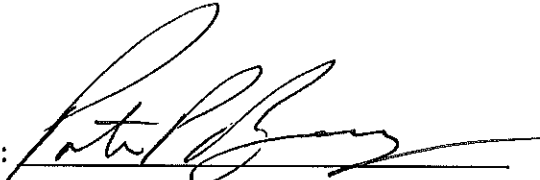
Date: March 15, 2013

From: Dewberry Engineers Inc.

These plans and / or specifications covering construction work on:

AT&T Mobility wireless telecommunications installation at 794 Congress Street, Portland, ME 04102

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: 

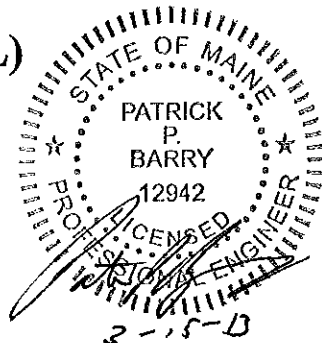
Title: Senior Associate

Firm: Dewberry Engineers Inc.

Address: 280 Summer Street, 10th Floor  
Boston, MA 02210

Phone: (617) 531-0746

(SEAL)



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# Certificate of Design Application

From Designer: Dewberry Engineers Inc.  
 Date: March 15, 2013  
 Job Name: Holt Hall  
 Address of Construction: 794 Congress Street, Portland, ME 04102

## 2003 International Building Code

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

Building Code & Year IBC 2009 Use Group Classification (s) N/A

Type of Construction Appurtenance Equipment Support

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC N/A

Is the Structure mixed use? N/A If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_

Supervisory alarm System? N/A Geotechnical/Soils report required? (See Section 1802.2) \_\_\_\_\_

### Structural Design Calculations

X 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>N/A</u>	

### Wind loads (1603.1.4, 1609)

N/A Design option utilized (1609.1.1, 1609.6)  
100 Basic wind speed (1809.3)  
1 Building category and wind importance Factor,  $I_w$ , table 1604.5, 1609.5)  
B Wind exposure category (1609.4)  
N/A Internal pressure coefficient (ASCE 7)  
24.32 Component and cladding pressures (1609.1.1, 1609.6.2.2)  
N/A 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)  
N/A Seismic use group ("Category")  
N/A Spectral response coefficients,  $S_D$  &  $S_I$  (1615.1)  
N/A Site class (1615.1.5)

N/A Live load reduction  
Snow Roof *live* loads (1603.1.2, 1607.11)  
45 Roof snow loads (1603.7.3, 1608)  
60 Ground snow load,  $P_g$  (1608.2)  
45 If  $P_g > 10$  psf, flat-roof snow load  $P_f$   
0.9 If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
1 If  $P_g > 10$  psf, snow load importance factor,  $I_s$   
N/A Roof thermal factor,  $C_t$  (1608.4)  
N/A Sloped roof snowload,  $P_s$  (1608.4)  
N/A Seismic design category (1616.3)  
N/A Basic seismic force resisting system (1617.6.2)  
N/A Response modification coefficient,  $R$ , and deflection amplification factor  $C_d$  (1617.6.2)  
N/A Analysis procedure (1616.6, 1617.5)  
N/A Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

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

### Other loads

N/A Concentrated loads (1607.4)  
N/A Partition loads (1607.5)  
N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)