

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BRAMHALL PARTNERS LIMITED PARTNERSHIP/SAI
Communications

Located at

794 CONGRESS ST

PERMIT ID: 2013-00515 **ISSUE DATE:** 04/17/2013 **CBL:** 054 F001001

has permission to **Install of wireless communications facility including equipment room in basement and rooftop antennas etc. for At&t Mobility.**

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.

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**

PERMIT ID: 2013-00515

Located at: 794 CONGRESS ST

CBL: 054 F001001

054 F001

2013-00515

794 Congress

PLANS IN LARGE PLAN AREA

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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.**

REQUIRED INSPECTIONS:

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.

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00515	Date Applied For: 03/15/2013	CBL: 054 F001001
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Location of Construction: 794 CONGRESS ST	Owner Name: BRAMHALL PARTNERS LIMITE	Owner Address: 3 CHURCH ST	Phone:
Business Name: Holt Hall	Contractor Name: SAI Communications	Contractor Address: 22 Keewaydin Drive Salem	Phone: (603) 531-9230
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Same: 36 Residential Dwelling Units with office area	Proposed Project Description: Install of wireless communications facility including equipment room in basement and rooftop antennas etc. for At&t Mobility.
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Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 03/20/2013
Note: Reviewed as site plan under Historic Preservation (Planning Dept.) - see approval dated 3/11/2013.			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Historic Preservation Certificate of Appropriateness is not a building permit. Contact Inspections Department to see if a building permit is required. 2) As noted on revised plan dated 3/4/13, stealth flues to be round and painted steel grey. 3) Round stealth flues hiding the antennae to be located as shown in revised plans dated 3/4/13, and as noted in discussions between staff and Peter Cook: as far from roof edges and from the existing elevator penthouse as possible. 			

Dept: Zoning	Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 03/19/2013
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 2) This property shall remain a thirty six residential family dwelling with accessory offices. Any change of use shall require a separate permit application for review and approval. 			

Dept: Building	Status: Approved w/Conditions	Reviewer: Tammy Munson	Approval Date: 04/16/2013
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) A final sign off by the desinging engineer is required upon completion of work. 2) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 713 of IBC and R317.3.1.2 of the IRC. 3) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing. 4) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work. 			

Dept: Fire	Status: In Review	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00515	Issue Date:	CBL: 054 F001001
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Location of Construction: 794 CONGRESS ST	Owner Name: BRAMHALL PARTNERS LIMITED PARTNERSHIP	Owner Address: 3 CHURCH ST WINCHESTER, MA 01890	Phone:
Business Name: Holt Hall	Contractor Name: SAI Communications	Contractor Address: 22 Keewaydin Drive Salem NH 03079	Phone: (603) 531-9230
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B2b R6
Past Use: 36 Residential Dwelling Units with office area	Proposed Use: Same: 36 Residential Dwelling Units with office area	Permit Fee: \$620.00	Cost of Work: \$60,000.00
Proposed Project Description: Install of wireless communications facility including equipment room in basement and rooftop antennas etc. for At&t Mobility.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A <i>N/A</i>	INSPECTION: Use Group: <i>R/B</i> Type: <i>Tele Comm</i> <i>IBC 09</i>
		Signature: _____	
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: bjs	Date Applied For: 03/15/2013	Zoning Approval
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<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 type="checkbox"/> <i>Approved with conditions</i> Date: <i>3/19/13</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 <i>within</i> <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>Robert Wiener</i> Date: <i>3/19/13</i>
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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.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE



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 * must be owner, Lessee or Buyer* Name <u>ATT MOBILITY</u> Address <u>C/O 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>ADDRESS ABOVE</u>	Owner (if different from Applicant) Name <u>BRAMHALL PARTNERS 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? _____ 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 ROOF-TOP ANTENNAS</u> <u>WITH ASSOCIATED CABLING AND UTILITIES (SEE 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 05894</u>		

170062

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, 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

Antony Miller

⑈040062⑈ ⑆011400495⑆ 000089877441⑈

SAI COMMUNICATIONS
DIV. SITE ACQUISITION INC.

40062

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
3-05-13	CR030513	ME2980-BP Fee	620.00		620.00
CHECK DATE	3-05-13	CHECK NUMBER	40062	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

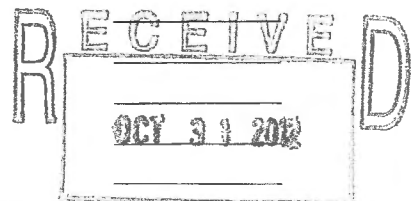
Name: Peter Cooke
Address: POB 874
Wolfeboro, NH 03894
Work #: 978-399-8600
Cell #: 978-399-8600
Fax #: _____
Home #: _____
E-mail: pcooke@wellmanassociates.net


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	_____



Signature of Applicant: 	Date: <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

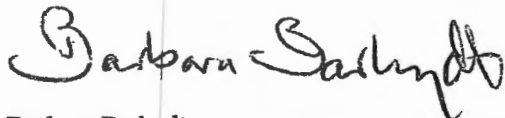
Project Description: Installation of 6 wireless Communications Antennas on building rooftop

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
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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 a 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)



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: 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_{D1} (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_f 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)