Inspections Division

Date: 11/19/13

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: 40 West Commercial Street, Portland, Maine		
Total Square Footage of Proposed Structure:	19,260 SF	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 59-A 5,6,9,10 59-A 2 59-A 1,3,4,7,8,11,12	**Applicant Name:** New Yard, LLC Address 58 Fore Street City, State & Zip Portland, ME 04101	Telephone: 207-774-1067 Email: flight@portlandyacht.com
Lessee/Owner Name : Northern Utilities d/b/a Unitil/ New Yard, LLC (if different than applicant) Address: 58 Fore Street City, State & Zip: Portland, ME 04101 Telephone & E-mail: 207-774-1067, flight@portlandyacht.com	**Contractor Name:** (if different from Applicant) Address: City, State & Zip: Telephone & E-mail:	Cost Of Work: $ 600,000 C of O Fee: $_____ Historic Rev $_____ **Total Fees : $**_____

Current use (i.e. single family) Partially undeveloped/ongoing gas distribution facility

If vacant, what was the previous use? Former rail yard and marine related industrial

Proposed Specific use: Boat maintenance facility to include 120' x 160'-6" Tension Fabric Building

Is property part of a subdivision? No If yes, please name _____

Project description:

Construction of new tension fabric structure in support of boat maintenance yard.

Who should we contact when the permit is ready:	Bob Flight, New Yard LLC
Address:	58 Fore Street
City, State & Zip:	Portland, ME 04101
E-mail Address:	flight@portlandyacht.com
Telephone:	207-774-1067

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 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: Stephen R. Bushey, P.E. (Agent) **Date:** 10-08-13

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

Inspections Division
Date: 11/19/13

PORTLAND MAINE

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

Jeff Levine, AICP, Director
Director of Planning and Urban Development

Tammy Munson
Director, Inspections Division

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.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are ***paid in full*** to the Inspections Office, City of Portland Maine by method noted below:

☐ Within 24-48 hours, once my complete permit application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.

☐ Within 24-48 hours, once my permit application and corresponding paperwork has been electronically delivered, I intend to **hand deliver** a payment method to the Inspections Office, Room 315, Portland City Hall.

☐ I intend to deliver a payment method through the U.S. Postal Service mail once my permit paperwork has been electronically delivered.

Applicant Signature: Stephen R. Bushey, P.E. (Agent) Date: 10-08-13

I have provided digital copies and sent them on: Date: 10-08-13

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

Inspections Division

Date: 11/19/13

New Commercial
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
- ☐ Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- ☐ Detail egress requirements and fire separations
- ☐ Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IEEC 2009 N/A
- ☐ Complete the Accessibility Certificate and The Certificate of Design
- ☐ A statement of special inspections as required per the IBC 2009
- ☐ Complete electrical and plumbing layout. N/A
- ☐ Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review. N/A
- ☐ 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. N/A

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

Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- ☐ A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of ≥ 1" = 20' on paper ≥ 11" x 17"
- ☐ The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- ☐ Location and dimensions of parking areas and driveways, street spaces and building frontage
- ☐ Finish floor or sill elevation (based on mean sea level datum)
- ☐ Location and size of both existing utilities in the street and the proposed utilities serving the building
- ☐ Existing and proposed grade contours
- ☐ Silt fence (erosion control) locations

Building Inspections Division · 389 Congress Street · Portland, Maine 04101 · (207) 874-8703 · FACSIMILE (207) 874-8716 · TTY (207) 874-8936

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. N/A

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.

Inspections Division

Date: 11/19/13

Certificate of Design Application

From Designer: Dwayne Moench, P.E., S.E.

Date: 9-23-13

Job Name: New Yard LLC

Address of Construction:

2009 International Building Code

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

Building Code & Year IBC 2009 Use Group Classification (s) S1

Type of Construction II B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC yes

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)

Structural Design Calculations

yes 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
N/A	

Wind loads (1603.1.4, 1609)

ASCE 7 ch. 6 Design option utilized (1609.1.1, 1609.6)

110 Basic wind speed (1809.3)

Occ. II, I=1.0 Building category and wind importance Factor, I_w table 1604.5, 1609.5)

fully exposed Wind exposure category (1609.4)

partially enc. Internal pressure coefficient (ASCE 7)

+35.3 -37.7 Component and cladding pressures (1609.1.1, 1609.6.2.2)

basic wind 26.7 Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

See calcs. Design option utilized (1614.1)

II Seismic use group ("Category")

.402, .182 Spectral response coefficients, SDs & SD1 (1615.1)

E Site class (1615.1.5)

yes Live load reduction

20 + 12 reduced Roof *live* loads (1603.1.2, 1607.11)

Ps = 36.8 PSF Roof snow loads (1603.7.3, 1608)

60 Ground snow load, P_g (1608.2)

45.4 If P_g > 10 psf, flat-roof snow load P_f

.9 If P_g > 10 psf, snow exposure factor, C_e

1.0 If P_g > 10 psf, snow load importance factor, I_s

1.2 Roof thermal factor, C_t (1608.4)

36.8 Sloped roof snowload, P_s (1608.4)

C Seismic design category (1616.3)

See calcs. Basic seismic force resisting system (1617.6.2)

" Response modification coefficient, R_s and

" deflection amplification factor C_d (1617.6.2)

Analysis procedure (1616.6, 1617.5)

" Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

— Flood Hazard area (1612.3)

15' MASL 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

Inspections Division

Date: 11/19/13

Certificate of Design

Date: _____

From: _____

These plans and / or specifications covering construction work on:

_____

_____

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.

STATE OF MAINE
DWAYNE R. MOENCH
LICENSED
PROFESSIONAL ENGINEER

Duwayne Moench 9-23-13

(SEAL)

Signature: Duwayne Moench

Title: Principal Structural Enginee

Firm: Legacy Building Solutions

Address: 19500 County Road 142
South Haven, MN 55382

Phone: 320-259-7126

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

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Minnesota Department of Labor and Industry
Construction Codes and Licensing Division
Building Plan Review/Inspections
443 Lafayette Road North
St. Paul, MN 55155-4341
Phone: (651) 284-5068 Fax: (651) 284-5749
www.dli.mn.gov

MINNESOTA DEPARTMENT OF LABOR & INDUSTRY

Inspections Division
Date: 11/19/13

Special Structural Testing and Inspection Program Summary Schedule

PRINT IN INK or TYPE your responses.

PROJECT NAME	PROJECT NO.
LOCATION	PERMIT NO.

Technical (2)		Description (3)	Type of Inspector (4)	Specific Report Frequency (5)	Assigned Firm (6)
Section	Article				

Note: **This schedule shall be filled out and included in a Special Structural Testing and Inspection Program.**
(If not otherwise specified, assumed program will be "Guidelines for Special Inspection & Testing" as contained in the State Building Code and as modified by the state adopted IBC.)
A complete specification-ready program can be downloaded directly by visiting CASE/MN at www.cecm.org

(1) Permit No. to be provided by the Building Official
(2) Referenced to the specific technical scope section in the program.
(3) Use descriptions per IBC Chapter 17, as adopted by Minnesota State Building Code.
(4) Special Inspector – Technical (SIT); Special Inspector – Structural (SIS)
(5) Weekly, monthly, per test/inspection, per floor, etc.
(6) Name of Firm contracted to perform services.

ACKNOWLEDGEMENTS
(Each appropriate representative shall sign below)

Owner: _____ Firm: _____ Date: _____

Contractor: _____ Firm: _____ Date: _____

Architect: _____ Firm: _____ Date: _____

SER: _____ Firm: _____ Date: _____

SI-T _____ Firm: _____ Date: _____

SI-S: _____ Firm: _____ Date: _____

TA: _____ Firm: _____ Date: _____

F: _____ Firm: _____ Date: _____

If requested by engineer/architect of record or building official, the individual names of all prospective special inspectors and the work they intend to observe shall be identified as an attachment.

Legend: SER = Structural Engineer of Record SI-T = Special Inspector - Technical TA = Testing Agency
SI-S = Special Inspector - Structural F = Fabricator

Accepted for the Building Department By _____ Date _____

This material can be made available in different forms, such as large print, Braille or on a tape. To request, call 1-800-342-5354 (DIAL-DLI) Voice or TDD (651) 297-4198.

BCS 10 (2/07)