

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that 7 BRAMHALL STREET LLC

Located At 7 BRAMHALL ST

Job ID: 2012-10-5147-ALTCOMM


CBL: 063-A-006-001

has permission to Interior structural/wall changes; 2 new baths
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 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



10/22/2012
Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-10-5147-ALTCOMM	Date Applied: 10/10/2012	CBL: 063- A-006-001	
Location of Construction: 7 BRAMHALL ST - 1 st floor	Owner Name: 7 BRAMHALL STREET, LLC	Owner Address: 160 ANN MARY BROWN DR WARWICK, RI 02888	Phone:
Business Name:	Contractor Name: Brad Finlay, Monaghan Woodworks, Inc.	Contractor Address: 100 Commercial St., Portland ME 04101	Phone: (207) 775-2683
Lessee/Buyer's Name: Maine Medical Center - Dennis Morelli	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Medical Office building	Proposed Use: Same - Medical Office Building - remove non-load bearing partitions, construct new partitions installing 2 new bathrooms	Cost of Work: 43000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: 3B TBC 05
Proposed Project Description: Interior structural/wall changes; 2 new baths		Signature: <i>Capt. Brown 10/18/12</i> Signature: <i>[Signature]</i>	
		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. 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.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>Ok w/ condition 10/12/12 [Signature]</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>Any exterior work requires a separate review approval thru historic preservation</i></p>
	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



PORTLAND MAINE

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-10-5147-ALTCOMM

Located At: 7 BRAMHALL ST

CBL: 063- A-006-001

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. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This use of this property shall remain as a medical office building. Any change of use shall require a separate permit application for review and approval.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

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.



R-6
patish is here.

General Building Permit Application

Entered 10/10/12

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.

2012-10-SIU7-Altcomm

3

In Garage? In Garage?

Location/Address of Construction: 7 BRAMHALL			Total Square Footage of Proposed Structure/Area		Square Footage of Lot 13,026	
Tax Assessor's Chart, Block & Lot Chart# 063 Block# A Lot# 006			Applicant * must be owner, Lessee or Buyer* Name MONAGHAN Woodworks Address 100 COMMERCIAL ST City, State & Zip PORTLAND, ME.			Telephone: 775-2683 EXT. 32
Lessee/DBA (If Applicable) Maine Medical Center Dennis Moretti			Owner (if different from Applicant) Name 7 BRAMHALL ST. LLC Address 600 ANN MARY BROWN DR City, State & Zip WARWICK, R.I. 02888			Cost Of Work: \$ 43,000 43,180.00 C of O Fee: \$ _____ Total Fee: \$ 450.00
Current legal use (i.e. single family) COMMERCIAL						
If vacant, what was the previous use? _____						
Proposed Specific use: SAME						
Is property part of a subdivision? NO If yes, please name _____						
Project description: Remove interior, non-load bearing partitions per plan. Construct new partitions per plan. Install 2 new baths. Building received complete "gut" renovation in 2004.						
Contractor's name: MONAGHAN WOODWORKS INC.						
Address: 100 COMMERCIAL ST						
City, State & Zip PORTLAND, ME 04101				Telephone: 775-2683		
Who should we contact when the permit is ready: BRAD Finlay				Telephone: 756-5410		
Mailing address: SAME						

RECEIVED
OCT 10 2012
City of Portland Inspections

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

Can do not send

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: _____ Date: **10/9/2012**

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



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Receipts Details:

Tender Information: Check , Check Number: 1874

Tender Amount: 450.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 10/10/2012

Receipt Number: 49106

Receipt Details:

Reference ID:	8310	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	450.00	Charge Amount:	450.00
Job ID: Job ID: 2012-10-5147-ALTCOMM - Interior structural/wall changes; 2 new baths			
Additional Comments: 7 Bramhall			

Thank You for your Payment!



Certificate of Design

Date: October 9, 2012

From: Mark M. Wilcox

These plans and / or specifications covering construction work on:

MMC Human Resources Renovations
7 Bramhall Street

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



(SEAL)

Signature: *Mark Wilcox*
Title: Principal
Firm: Winton Scott Architects
Address: 5 Milk Street
Portland, Maine 04101
Phone: 774-4811 Ext. 2

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 Application

From Designer: Winton Scott Architects
 Date: October 9, 2012
 Job Name: MMC Human Resources Renovations
 Address of Construction: 7 Bramhall Street

2003 International Building Code

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

Building Code & Year IBC'09 Use Group Classification (s) B
 Type of Construction I (B)
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES
 Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) _____
 Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) NA

Structural Design Calculations

NA 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>NA</u>	

Wind loads (1603.1.4, 1609)

NA Design option utilized (1609.1.1, 1609.6)
 Basic wind speed (1809.3)
 Building category and wind importance Factor, 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)

NA Design option utilized (1614.1)
 Seismic use group ("Category")
 Spectral response coefficients, S_D & S_{D1} (1615.1)
 Site class (1615.1.5)

_____ 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_d 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)

NA Flood Hazard area (1612.3)
 Elevation of structure

Other loads

NA 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: Mark M. Wilcox

Address of Project: MMC Human Resources Renovations
- 7 Bramhall Street

Nature of Project: Renovations

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: *Mark M Wilcox* 10/9/12

Title: Principal

Firm: Winton Scott Architects

Address: 5 Milk Street
Portland, Maine 04101

Phone: 774-4811 Ext. 2

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

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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CBL	063 A006001
Land Use Type	OFFICE & BUSINESS SERVICE
Property Location	7 BRAMHALL ST
Owner Information	7 BRAMHALL STREET LLC 160 ANN MARY BROWN DR WARWICK RI 02888
Book and Page	21142/182
Legal Description	63-A-6-7-20 W PROM 271 BRAMHALL ST 21405 SF
Acres	0.4914

Current Assessed Valuation:

TAX ACCT NO.	10002	OWNER OF RECORD AS OF APRIL 2012 7 BRAMHALL STREET LLC
LAND VALUE	\$258,400.00	160 ANN MARY BROWN DR
BUILDING VALUE	\$1,559,800.00	WARWICK RI 02888
NET TAXABLE - REAL ESTATE	\$1,818,200.00	
TAX AMOUNT	\$34,218.52	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Building Information:

Building 1	
Year Built	1965
Style/Structure Type	MEDICAL OFFICE
# Units	1
Building Num/Name	1 - BRAMHALL MED BLDG
Square Feet	12444

[View Sketch](#)

[View Map](#)

[View Picture](#)



Best viewed at 800x600, with Internet Explorer

Exterior/Interior Information:

Building 1

Levels 01/01
Size 6222
Use MEDICAL CENTER
Height 8
Walls BRICK/STONE
Heating HOT AIR
A/C CENTRAL

Building 1

Levels 02/02
Size 6222
Use MEDICAL CENTER
Height 8
Walls BRICK/STONE
Heating HOT AIR
A/C CENTRAL

Outbuildings/Yard Improvements:

Building 1

Year Built 1970
Structure ASPHALT PARKING
Size 10000
Units 1
Grade C
Condition 3

Building 1

Year Built 1982
Structure FENCE CHAIN
Size 1X520
Units 1
Grade C
Condition 3

Building 1

Year Built 1982
Structure FENCE STOCKADE
Size 1X800
Units 1
Grade C
Condition 3

Sales Information:

Sale Date	Type	Price	Book/Page
4/21/2004	LAND + BUILDING	\$0.00	21142/182