



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: 50 Frederick Street Portland, Maine 04102		
Total Square Footage of Proposed Structure:		Existing - 14,574 s.f.
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 76 A005	Applicant Name: Wright-Ryan Construction Address 10 Danforth Street City, State & Zip Portland, Maine 04101	Telephone: 207 553 7777 Email: cpitman@wright-ryan.com
Lessee/Owner Name : Avesta Housing (if different than applicant) Address: 309 Cumberland Ave. City, State & Zip: Portland, Maine 04101 Telephone & E-mail: 207 553 7777 gpayne@avestahous.com	Contractor Name: (if different from Applicant) Address: City, State & Zip: Telephone & E-mail:	Cost Of Work: \$ 97,000.00 C of O Fee: \$ 0.00 Historic Rev \$ 0.00 Total Fees : \$ 970.00
Current use (i.e. single family) Existing Apartment Building		
If vacant, what was the previous use? Occupied		
Proposed Specific use: Existing Apartment Building		
Is property part of a subdivision? If yes, please name		
Project description: ADA Upgrades - curb cut at front of building, reverse of Laundry Room door, add ADA operators, add shower seats, remove bathroom vanities & reinstall counters and sinks wallhung		
Who should we contact when the permit is ready: Cordelia Pitman		
Address: Wright-Ryan Construction, Inc. 10 Danforth Street		
City, State & Zip: Portland, Maine 04101		
E-mail Address: cpitman@wright-ryan.com		
Telephone: 207 773 3625		

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: *Cordelia Pitman* Date: 5/30/13

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



Commercial Interior & Change of Use 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
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2009
- Proof of ownership is required if it is inconsistent with the assessors records.
- 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.

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

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

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. **13R (Existing)**
- 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.

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.

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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.



PORTLAND MAINE

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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:

Cordelia Patena

Date: *5/30/13*

I have provided digital copies and sent them on: *Thumb drive*
5/31/13

Date:

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

Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-8936

July 17, 2013

CODE COMPLIANCE REPORT

Logan Place Accessibility Upgrades
50 Frederic Street
Portland, Maine

IBC AND LIFE SAFETY CODES REVIEW

1.0 Codes Review

Description of Building's Function and Program:

The project consists of selective interior alterations and a new exterior curb ramp to a 18,158 square feet (three stories) of existing residential apartment building. All work scope is being provided voluntarily to increase handicap accessibility beyond what was required by original code.

1.0.A Classification of Work:

IEBC 2009:

Classification of work: Section 403, "Alteration – Level 1"

1.0.B Alternations – Level 1:

IEBC 2009 – Chapter 6, Section 602 Building Elements and Materials:

Section 602.1 – Interior finishes.

There is no installation of new interior walls or ceilings within the scope of this project.

Section 602.2 – Interior floor finish.

There is new resilient floor finish in the bathrooms provided to comply with IBC 2009 Section 804.1 Exception.

Section 602.3 – Interior trim.

Not applicable, there is no installation of new interior trim within the scope of this project.

Section 602.4 – Materials and Methods.

Not applicable

Section 603 – Fire Protection

Not applicable, there is no alteration to the Fire Protection within this scope of project.

Section 604 – Means of Egress

Not applicable, alteration does not impact means of egress.

Section 605 – Accessibility

Elements that are altered in Type B dwelling or sleeping units are not required to meet accessibility per Section 605.1 Exception 3.

Section 605.1.1 to Section 605.1.3

Not applicable, there are no alterations to these elements.

Section 605.1.4 - Ramps

Provided a new curb ramp that is more compliant than ICC A117.1 (ramp not required)

Section 605.1.5 to Section 605.1.14

Not applicable, there are no alterations to these elements.

Section 605.2 - Alterations affecting an area containing a primary function

This provision does not apply to installation of new ADA toilets, grab bars at toilets, removable shower seats, and wall hung sinks to Type B unit bathrooms per Exception 4. (voluntary addition to accessibility)

Section 606 Structural

N.A., no alteration to these elements

Section 607 – Energy Conservation

N.A.

1.0.C Interior Finish System:

NFPA 101 - 2009:

Classification of Occupancy: Chapter 43, “Building Rehabilitation” Section 43.4 “Renovations”

NFPA 101 – Chapter 43, Section 14.3.3 and Chapter 10, Section 10.2

Wall and Ceiling Finishes:

	NFPA	
Exit Enclosures and Passageways	Class A	Not Applicable
Corridors	Class A or B	Not Applicable
Rooms and Enclosed Spaces	Class A,B or C C on low partitions	Not Applicable

Interior Floor Finishes:

Vertical Exits / Exit Corridors	Class I or II	Not Applicable
Rooms and Enclosed Spaces	NA	provided

End of Code Compliance Report



Certificate of Design Application

From: CWS Architects

Date: 7/16/2013

Job Name: Logan Place Accessibility

Address of Construction: 50 Frederic Street

2009 International Building Code

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

2013: IEBC 2009/NFPA 101 2009

Building Code & Year 2004: 1999 BOCA Use Group Classification (s) R-2 (existing)

Type of Construction 5a - Combustible Protected (existing)

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 (existing) If yes, separated or non separated or non separated (section 302.3)

Supervisory alarm System? Yes (existing) Geotechnical/Soils report required? (See Section 1802.2) Yes (existing)

Structural Design Calculations

N/A 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>	<u>N/A</u>

Wind loads (1603.1.4, 1609)

N/A Design option utilized (1609.1.1, 1609.6)

N/A Basic wind speed (1809.3)

N/A Building category and wind importance Factor, w_b , table 1604.5, 1609.5)

N/A Wind exposure category (1609.4)

N/A Internal pressure coefficient (ASCE 7)

N/A 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 & S_{D1} (1615.1)

N/A Site class (1615.1.5)

N/A Live load reduction

N/A Roof *live* loads (1603.1.2, 1607.11)

N/A Roof snow loads (1603.7.3, 1608)

N/A Ground snow load, P_g (1608.2)

N/A If $P_g > 10$ psf, flat-roof snow load p_f

N/A If $P_g > 10$ psf, snow exposure factor, C_e

N/A 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)



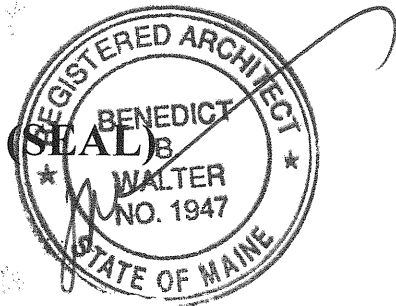
Accessibility Building Code Certificate


Designer: CWS Architects

Address of Project: 50 Frederic Street, Portland, ME

Nature of Project: Logan Place Voluntary Additional Accessibility Upgrades

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: Benedict Walter, AIA, President

Firm: CWS Architects

Address: 434 Cumberland Avenue

Portland, ME 04101

Phone: 207-774-4441

For more information or to download this form and obtain a permit application, visit the Inspection Division on our website at www.portlandmaine.gov



Certificate of Design

Date: 7/16/2013

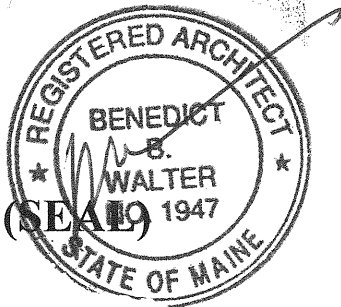
From: CWS Architects

These plans and / or specifications covering construction work on:

5 Frederic Street, Portland, ME

Logan Place Voluntary Additional Accessibility Upgrades

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



Signature: 

Title: Benedict Walter AIA, President

Firm: CWS Architects

Address: 434 Cumberland Avenue

Portland, ME 04101

Phone: 207-774-4441

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