

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 060621

This is to certify that PORTLAND WATER DIST Hammetton Constructionhas permission to Interior renovations for new icesAT 197 DOUGLASS ST

079 C008001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Greg, Case 5-3-06

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 5/19/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit Taken By: dmartin	Date Applied For: 05/01/2006	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	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 checked="" type="checkbox"/>	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	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Docs Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:
	Date:	Date:	Date:	Date:

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

City of Portland, Maine - Building or Use Permit

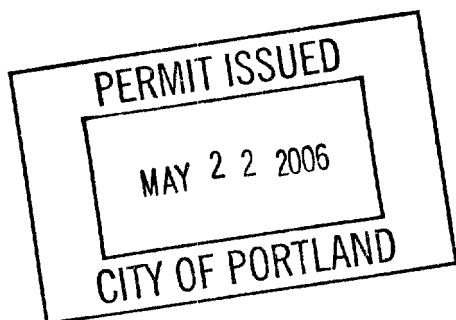
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-0621		Date Applied For: 05/01/2006		CBL: 079 COO8001	
Location of Construction: 197 DOUGLASS ST		Owner Name: PORTLAND WATER DIST		Owner Address: 225 DOUGLASS ST	
Business Name:		Contractor Name: Ganneston Construction		Contractor Address: P O Box 27 Augusta	
Lessee/Buyer's Name		Phone:		Phone: (207) 621-8505	
				Permit Type: Alterations - Commercial	
Proposed Use: Commercial Interior renovations for new offices			Proposed Project Description: Interior renovations for new offices		
<hr/>					
Dept: Zoning		Status: Not Applicable		Reviewer:	
Note: 1) No Use change				Approval Date:	
				Ok to Issue: <input type="checkbox"/>	
Dept: Building		Status: Approved		Reviewer: Mike Nugent	
Note:				Approval Date: 05/19/2006	
				Ok to Issue: <input checked="" type="checkbox"/>	
Dept: Fire		Status: Approved with Conditions		Reviewer: Cptn Greg Cass	
Note: 1) Fire superssion and detection systems shall be reviewed for compliance. 2) All construction shall comply with NFPA 101				Approval Date: 05/03/2006	
				Ok to Issue: <input checked="" type="checkbox"/>	

Comments:

5/5/2006-mjn: Issued Demo Only Permit, Contractor was advised that plans need to be prepared and sealed by a licensed design professional due to the project cost.

5/18/2006-Idobson: received additional information & PDF Routed to MJN





General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charge on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>197 Douglas</u>		
Total Square Footage of Proposed Structure <u>EXISTING</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>79</u> Block# <u>C</u> Lot# <u>8</u>	Owner: <u>PORTLAND WATER DISTRICT</u>	Telephone: <u>207-774-5961</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>GAHNESTON CONSTRUCTION</u> <u>3025 N. BELFAST AVE.</u> <u>AUGUSTA, MAINE 04330</u>	Cost Of Work: \$ <u>120,000</u> Fee: \$ <u>1,101</u> C of O Fee: \$ <u>1,101</u>
Current Specific use: <u>OFFICE SPACE</u>		
Proposed Specific use: <u>OFFICE SPACE</u>		
Project description: <u>PART A 2ND FLOOR SEE ATTACHED</u> <u>PART B 1ST FLOOR SEE ATTACHED</u>		
Contractor's name, address & telephone: <u>GAHNESTON CONSTRUCTION</u> <u>AUGUSTA, MAINE 04330</u> <u>207-621-8505</u>		
Who should we contact when the permit is ready: <u>RICHARD LEE MAN</u>		
Mailing address: Phone: <u>207-621-8505</u>		

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

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 visit us on-line at www.portlandmaine.gov 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 my reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Richard Leeman

Date: May 2, 2006

PROJECT MANAGER

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

Part A

The following is project description and list of items that need to be include and are intended to set forth the scope of the EOC/Office Space Project.

The overall needs of the District require space for an EOC that will accommodate 10 personnel seated at a conference table. The space is presently equipped with steam baseboard heat with baseboard thermostats. The baseboard heat will continue to be used to heat these spaces. The EOC and office will be equipped with central air conditioning in order to provide a comfortable environment. In addition, the air conditioning for the adjacent four offices will be upgraded to provide adequate cooling. Lighting for the EOC and the Office shall be parabolic fluorescent light fixtures that will provide sufficient light for doing general office work. A built-in workstation will be installed in the EOC.

Items that need to be addressed and incorporated in a design/build proposal are:

- It is the District's intent to carpet directly over the tile which tested negative for asbestos. Any loose tile are to be repaired or the area patched to provide a smooth surface to receive carpet. The standard carpet used by the District is **26 oz.** nylon by Cambridge Commercial Carpets and the line is called Turnberry with the optional I-LO backing. The color is to be No. **26907**, Hole-In-One.
- Windows will be replaced with low maintenance aluminum windows that match the replacement windows in the main office building. The windows are Efco series **660** single hung windows, flat rolled interior grids, clear insulated glass, one half screen, #2346 scroll panning and EW56 sill panning. The finish is Kynar Bone White painted finish.
- Window treatment shall include vertical blinds to deal with sun and associated glare (EOC and new second floor office **only**).
- Primary lighting shall be parabolic fluorescent lights with electronic ballasts and T-8 bulbs. The fixtures in the EOC shall be dimmable to allow for presentations with multi-media projectors. The dimmers, one for the fixtures over the table and one for each end of the room, shall be as recommended by the light manufacturer.
- The sprinkler shall be installed at the same elevation as the ceiling in both the office area and the EOC. The existing sprinkler is installed in the new office area at the ceiling level and the EOC along the roof. The existing sprinkler system shall be modified as necessary to meet existing code requirements.
- The walls in the EOC shall be left un-insulated. The wall system shall be dry wall with metal framing or equal. The dry wall is to receive three coats of paint, one primer and two coats of finish (semi-gloss).

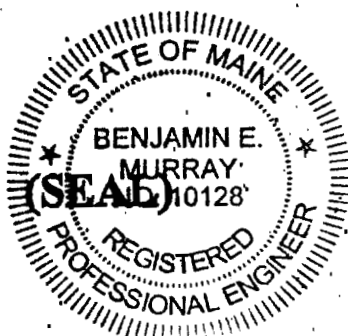


CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: E.S. Coffin Engineering
Address of Project: _____
Nature of Project: Renovation of Portland
Water District

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.



Signature: [Signature]
Title: Project Engineer
Firm: E.S. Coffin Engineering
Address: P.O. Box 4687
Augusta, Maine 04330
Phone: 623-9475

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

(Part A continued)

- New and replacement air conditioning units shall be installed for the following areas:

1. EOC area (New Unit)
2. Office area (Replacement Unit)
3. Four adjacent offices (Replacement Unit)

The heating and air conditioning system shall be designed to provide a room temperature of **72** degrees Fahrenheit with an outside temperature of 90 degrees Fahrenheit. The existing duct work may be used where adequate. All diffusers and ~~gill~~ work shall be replaced with new. It should be noted that the one of the operable existing systems feeding the four adjacent offices is not sufficient to cool them adequately. The replacement unit shall be sized to provide adequate cooling and ducts modified if necessary. The three replacement units shall be of vertical construction, similar to the newer Kold-wave unit which will remain. This will allow for their replacement in the future due to the limited access.

The three surplus units shall be removed as part of this project and properly disposed of per current regulations.

- The ceiling is to be of the suspended type and the tile shall be Armstrong Cortega 769A with new grid materials in the EOC, new office and hall. Soundproofing batts shall be installed on top of the ceiling to reduce the mechanical noise from the exhaust fans and air conditioning units in these areas. The ceiling height is to be adjusted to allow for clearance of sprinkler piping, ducts, etc. and will require boxing out the top of the window.
- The contractor shall furnish a work station that will run from the wall of the mezzanine access to the outside wall. The work station shall be 30 inches deep with a laminate surface. There shall be three adjustable shelves, **12** inches deep, installed above the work station. The outside edge of the workstation is to be faced with oak.
- The doors leading to the conference room and the new office shall be solid core *oak* doors and have ADA compliant lever type hardware. Both doors shall be capable of being locked. The closet doors in the EOC shall be Modernfold 800 accordion folding partition doors with vinyl finish and rolling posts at both end of the partitions. The color is Tanglewood–Snow.
- Electrical outlets shall be on two circuits and there shall be **7** outlets spaced around the room on one circuit. The second circuit shall feed a **6** foot long plug-in strip, outlets at **6** inch intervals, mounted above the workstation surface.
- Install a walkway from the existing mezzanine to the attic access door. Wood construction is acceptable.



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: _____

RE: Certificate of Design

DATE: 5/1/06

These plans and/ or specifications covering construction work on:

Renovation of ~~Old~~ Portland Water District

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



As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Signature: [Signature]

Title: Project Engineer

Firm: E.S. Coffin Engineering

Address: P.O. Box 4087

Augusta, Maine 04330

Part B

The following project description and list of items that need to be considered are intended to set forth the scope of the First Floor Offices Project (Part B).

The District is looking to convert a horseshoe area on the first floor which currently houses several built-in work stations into a suite of four offices. The work in this area will be to demolish the existing horseshoe walls and construct four offices and modify the HVAC diffuser locations and sprinkler heads **as** necessary for the new offices.

Items that need to be addressed and incorporated in the proposal are:

- The horseshoe shaped area is to be demolished including the electrical and removal of obsolete telephone cable. Portland Water District personnel will remove the active data and telephone lines.
- Carpeting shall be removed and replaced with 26 oz. nylon by Cambridge Commercial Carpets and the line is called Turnberry with the optional I-Loc backing. The color is to be **26909**, Hazard. The area to be carpeted will include not only the four new offices but also the adjacent hall areas, open area leading to the elevator lobby, five adjacent offices and the Employee Services area comprised of three offices and reception area. The contractor will be responsible to move the files and furniture to allow for the installation of the new carpet. The carpet installation in these areas shall be done after normal work hours, 5:00 PM, and/or on weekends.
- The walls for the four offices shall be constructed of Ultrawall demountable partitions as furnished by Space Design Systems. The color shall be Pumice Vanilla with Bronze trim.
- The office doors shall be 3'0" x 7'0" solid core with an *oak* finish to match the existing wood doors on the first floor and bronze hardware to match existing hardware.
- Sprinkler heads shall be relocated and/or new heads added to comply with existing codes.
- The existing light **fixtures** will re-used, two per each office area on separate switches located adjacent to the offices doors. Four outlets are to be installed in each of the offices. Data and telephone outlets will be the responsibility **of** the Portland Water District.
- HVAC diffusers shall be relocated **as** necessary.

FROM DESIGNER: CHOICE DESIGN

DATE: 5/1/06

Job Name: PORTLAND WATER DISTRICT

Address of Construction: 225 DOUGLASS STREET / PORTLAND, ME

2003 International Building Code

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

Building code and Year _____ Use Group Classification(s) _____

Type of Construction _____

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

Is the Structure mixed use? _____ If yes, separated or non separated (see Section 302.3) _____

Supervisory alarm system? _____ Geotechnical/Soils report required? (See Section 1802.2) _____

STRUCTURAL DESIGN CALCULATIONS

_____ Submitted for all structural members
(1003.1, 1003.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS
(1808)

Uniformly distributed floor live loads (7603.11, 1607)

Floor Area Use

Loads Shown

_____ Live load reduction
(1608.1.1, 1607.8, 1607.10)
_____ Roof live loads (1608.1.2, 1607.11)

_____ Roof snow loads (7603.7.3, 1608)

_____ Ground snow load, P_g (1608.2)

_____ If $P_g > 10$ psf, flat-roof snow load, P_f
(1608.8)

_____ If $P_g > 10$ psf, snow exposure factor, C_e
(Table 1608.8.1)

_____ If $P_g > 10$ psf, snow load importance
factor, I_s (Table 1604.8)

_____ Roof thermal factor, C_t (Table 1608.3.2)

_____ Sloped roof snowload, P_s (1608.4)

_____ Seismic design category (1616.8)

_____ Basic seismic-force-resisting system
(Table 1617.8.2)

_____ Response modification coefficient, R ,
and deflection amplification factor, C_d
(Table 1617.8.2)

_____ Analysis procedure (1619.8, 1617.5)

_____ Design base shear (1617.4, 1617.8.1)

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1609.1.1, 1609.6)

_____ Basic wind speed (1609.3)

_____ Building category and wind importance
factor, I_w (Table 1604.6, 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)

Flood loads (1603.1.8, 1612)

_____ Flood hazard area (1612.3)

_____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)

_____ Partition loads (1607.5)

_____ Impact loads (1607.8)

_____ Misc. loads (Table 1607.8, 1607.8.1,
1607.7, 1607.12, 1607.13, 1610,
1611, 2404)

Earthquake design data (1609.1.5, 1614, 1629)

_____ Design option utilized (1614.1)

_____ Seismic use group ("Category")
(Table 1604.5, 1616.2)

_____ Spectral response coefficients, S_{ps} &
 S_{p1} (1615.1)

_____ Site class (1615.1.5)

N/A

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

April 28, 2006

Richard Leeman
Ganneston Construction
P.O. Box 27
Augusta, Maine 04332-0027

**Subject: Office Renovation Review
Portland Water District
Portland, Maine**

Dear Mr. Leeman:

Thank for choosing E.S. Coffin Engineering & Surveying, Inc. to perform a review of the proposed plans for the office renovation at the Portland Water District located in Portland, Maine. The following review is based on the proposed plans provided by Choice Design and structural plans of the existing building provided by Ganneston Construction.

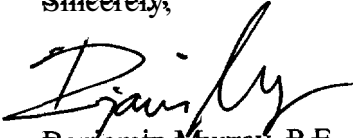
The proposed renovation consists of renovating the first and second floor. The first floor renovation includes the installation of full height walls to replace existing partition walls for the formation of four offices. The renovation on the second floor consists of the installation full height walls for the creation of a conference room, an office, closets, and extending the existing hallway. The existing space on the second floor is currently used as an open storage.

A review of the proposed plans found that the renovation on the first and second floor do not restrict egress paths or create dead end corridors in reference to the requirements of the NFPA Life Safety Code. We recommend that emergency lighting be installed in the hallway on the first floor along the back wall. Emergency lighting also needs to be installed on the second floor hallway to illuminate the existing egress door at the end of the hallway. We also recommend that the closet in the conference room be shortened in order to allow for a minimum of 18" clear on the pull side of the door into the conference room. This review is based on the partial drawings provided. We have not conducted a full Life Safety Code or **ADA** review of the building.

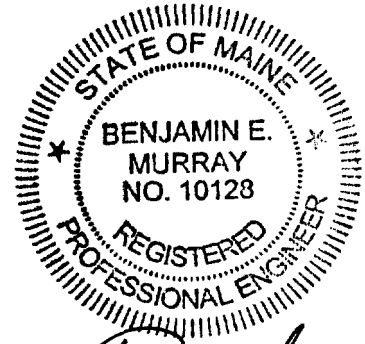
The current usage of the first floor is office space, which is the same as the proposed renovation usage therefore a review of the structural framing is not needed in this area. The renovation on the second floor is a change of usage from storage to assembly use. We have conducted a review of the existing structural drawings and found that the framing in this area is designed to support the required loading for an assembly use. This review is based on the floor framing being in good condition with no structural defects or damage. We have limited our review to the second floor and drawings provided only.

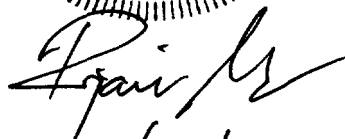
Once the plans have been revised to show the changes described above, we will stamp the plans for submission to the City of Portland. If you have any questions, please feel free to call me at 623-9475.

Sincerely,


Benjamin Murray, P.E.

E.S. Coffin Engineering & Surveying, Inc.




4/28/06