

# Spaulding Engineering and Construction Services, Inc.

24 Common Street ~ Waterville, Maine 04901  
Phone (207) 861-9923 ~ Fax (207) 861-9923

October 28, 2011

Building Inspections Division  
City of Portland Maine  
389 Congress Street  
Portland, Maine 04101-3509

RE: Central Maine Power Company – 324 Island Avenue, Peaks Island, Building Lower Roof Repairs, New Roofing, and Door Replacements Building Permit Application

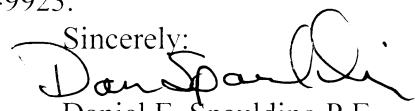
Dear Sir or Madame,

Spaulding Engineering and Construction Services, Inc. on behalf of Central Maine Power Company is submitting a Building Permit Application for lower roof repairs and replacement and door replacements at 324 Island Avenue on Peaks Island. The lower roof repairs are being performed due to several areas that have been leaking over the years and have experienced roof decking and rafter deterioration. The lower roof will also be reroofed with an EPDM membrane roofing. The existing wooden pass door and frame is being replaced with a steel insulated door and frame. The ocean side wall will have all of the broken glassed block removed and an overhead door installed in the opening.

Please find enclosed the following:

1. A check made out to the City of Portland in the amount of \$ 970 for the "Building Permit"
  - a. Estimated construction costs = \$95,000
  - b. Fee:
    - \$30 for 1<sup>st</sup> \$1000 = \$30
    - \$10.00 for each addition \$1000 = \$ 94,000/\$1000 X \$10/\$1000 = \$940.00
    - **Total Fee: \$ 970.00**
2. One (1) hard copy of the Building Permit Application.
3. One (1) hard copy of the "Issued for Bid" Project Specifications.
4. One (1) Cd with the application, drawings and bid specifications in electronic format.

We believe that we have provided all of the information required to process the Building Permit. If you should have any questions, comments or require any further information regarding the proposed development, please contact me at (207) 861-9923.

Sincerely:  
  
Daniel E. Spaulding P.E.

CC: R. Meader, CMP  
R. Arbour, CMP  
G. Mirabile, CMP



# 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>324 ISLAND AVENUE, PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure/Area <u>N/A REPAIR EXISTING BUILDING</u>	Square Footage of Lot <u>61,769 SF</u>	Number of Stories <u>SINGLE STORY</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>087      5001      1-5</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>CENTRAL MAINE POWER CO.</u> Address <u>83 EDISON DRIVE</u> City, State & Zip <u>AUGUSTA, ME 04336</u>	Telephone: <u>(207) 623-3521</u> <u>EXT. 2390</u> <u>BOB MEADOR</u>
Lessee/DBA (If Applicable)  <u>N/A</u>	Owner (if different from Applicant) Name Address <u>N/A</u> City, State & Zip	Cost Of Work: \$ <u>95,000</u> C of O Fee: \$ <u>0</u> Total Fee: \$ <u>970<sup>00</sup>/<sub>100</sub></u>
Current legal use (i.e. single family) <u>STORAGE/WAREHOUSE</u> Number of Residential Units <u>N/A</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>USED FOR CMP'S BASE OPERATIONS FOR MATERIAL STORAGE &amp; UTILITY OPERATIONS</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REPAIR EXISTING LOWER ROOF DETERIORATED RAFTERS, REROOF LOWER ROOF &amp; REPLACE DOORS</u>		
Contractor's name: <u>H. E. CALLAHAN CONSTRUCTION COMPANY</u> Address: <u>P.O. BOX 677</u> City, State & Zip <u>AUBURN, MAINE 04210</u> Telephone: <u>(207) 784-6927</u> Who should we contact when the permit is ready: <u>DAN SPAULDING</u> Telephone: <u>(207) 649-6726</u> Mailing address: <u>SPAULDING ENGINEERING, 24 COMMON STREET, WATERVILLE, ME. 04901</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://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: Bob Meador Date: 10/31/11

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

# PORTLAND

## Assessor's Office

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

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information:

<b>CBL</b>	087 S001001
<b>Land Use Type</b>	TRANSPORTATION
<b>Property Location</b>	324 ISLAND AVE
<b>Owner Information</b>	CENTRAL MAINE POWER CO LOCAL TAX 70 FARM VIEW DR NEW GLOUCESTER ME 04260

### Book and Page

<b>Legal Description</b>	87-S-1 TO 5 ISLAND AVE 324 CITY POINT RD PEAKS ISLAND 61769 SF
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**Acres** 1.418

### Current Assessed Valuation:

<b>TAX ACCT NO.</b>	13630	<b>OWNER OF RECORD AS OF APRIL 2011</b>
<b>LAND VALUE</b>	\$439,400.00	CENTRAL MAINE POWER CO
<b>BUILDING VALUE</b>	\$184,600.00	LOCAL TAX
<b>NET TAXABLE - REAL ESTATE</b>	\$624,000.00	70 FARM VIEW DR
<b>TAX AMOUNT</b>	\$11,406.72	NEW GLOUCESTER ME 04260

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

### Building Information:

#### Services

#### Applications

#### Doing Business

#### Maps

#### Tax Relief

#### Tax Roll

#### Q & A

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

**Card 1 of 1**

**Year Built** 1900  
**Style/Structure Type** MANUFACTURING  
**# Units** 1  
**Building Num/Name** 1 - CMP POWER STATION  
**Square Feet** 10912

[View Sketch](#)

[View Map](#)

[View Picture](#)

***Exterior/Interior Information:***

**Card 1**

**Levels** B1/B1  
**Size** 3286  
**Use** MULTI-USE STORAGE  
**Height** 8  
**Heating** NONE  
**A/C** NONE

**Card 1**

**Levels** 01/01  
**Size** 7626  
**Use** MULTI-USE STORAGE  
**Height** 16  
**Walls** BRICK/STONE  
**Heating** UNIT HEAT  
**A/C** NONE

***Other Features:***

**Card 1**

**Structure** ROOF - HIGH BAY  
**Size** 264X6

**Card 1**

**Structure** OVERHEAD DOOR - WD/MT  
**Size** 8X8

***Outbuildings/Yard Improvements:***

**Card 1**

**Year Built** 1960  
**Structure** TANK STEEL BULK  
**Size** 1X4000  
**Units** 2  
**Grade** C  
**Condition** 3

**Card 1**

**Year Built** 1960  
**Structure** TANK STEEL BULK  
**Size** 1X5000  
**Units** 1  
**Grade** C  
**Condition** 3

**Card 1**

**Year Built** 1985  
**Structure** FENCE CHAIN  
**Size** 1X3600  
**Units** 1  
**Grade** C  
**Condition** 3

**New Search!**



# Certificate of Design

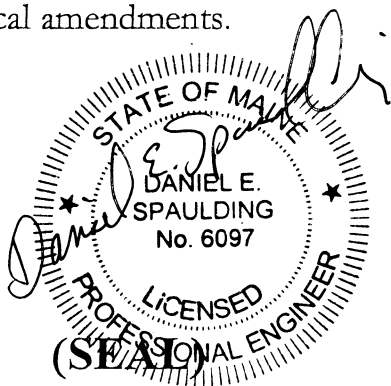
Date: 10/27/2011

From: Daniel E. Spaulding P.E.  
Spaulding Engineering & Construction Svcs, Inc

These plans and / or specifications covering construction work on:

CMP Peaks Island Service Building lower roof  
repairs and replacement, Pass door replacement and  
overhead door installation

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2003 International Building Code and local amendments. 2009



Signature: Daniel E. Spaulding

Title: Engineer

Firm: Spaulding Engineering & Constr. Svcs Inc

Address: 24 Common Street

Waterville, Maine 04901

Phone: (207) 861-9923

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



**Spaulding Engineering and Construction Services, Inc.**

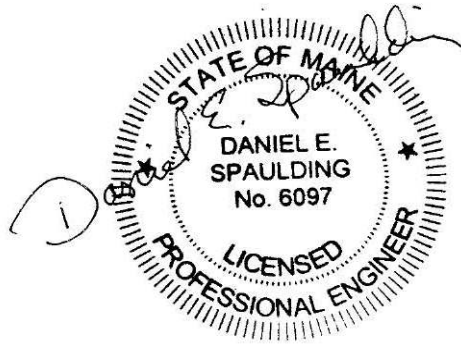
24 Common Street ~ Waterville, Maine 04901

Phone (207) 861-9923 ~ Fax (207) 861-9923

*CENTRAL MAINE POWER COMPANY*

*LOWER ROOF REPAIRS AND REROOFING,  
MISCELLANEOUS REPAIRS, NEW OVERHEAD DOOR  
AND PASS DOOR  
LOCATED AT 324 ISLAND AVENUE ON PEAKS ISLAND  
PORTLAND, MAINE*

*CERTIFICATE OF DESIGN APPLICATION*



10/28/11

Prepared By: Daniel E. Spaulding P.E.  
Spaulding Engineering and Construction Services, Inc.  
24 Common Street  
Waterville, Maine 04901  
(207) 861-9923

## **CERTIFICATE OF DESIGN APPLICATION**

From Designer:

Daniel E. Spaulding P.E.  
State of Maine PE Number: 6097  
Spaulding Engineering and Construction Services, Inc.  
24 Common Street  
Waterville, Maine 04901  
Tel. (207) 861-9923  
Email: dan@spauldingengineering.com

Date: October 28, 2001

Job Name: Central Maine Power Company  
Peaks Island Repairs

Address of Construction: 324 Island Avenue, Peaks Island, Portland, Maine  
Chart/Block/Lot: 087 S001001

Owner's Name and Address:

Central Maine Power Company  
83 Edison Drive  
Augusta, Maine 04336  
Contact person: Mr. Robert Meader, Project Manager  
Tel. (207) 623-3521 ext. 2390  
Fax: (207) 621-4737  
Cell: 458-3262  
Email: robert.meader@cmpco.com

Project Data:

1. Repair several areas of lower roof.
2. Install new roof system on lower roof.
3. Replace existing wooden pass door and frame with new steel insulated door and frame.
4. Remove ocean side glass block that has been broken by vandalism (rock throwing) and wooden doors and install new overhead door.
5. Cover existing side vent with texture 1-11 to prevent further vandalism.

The existing building is a Low Hazard Storage S2 (low hazard storage).

The existing building is a Type IIB with masonry exterior walls, wooden interior framing and roof framing and decking.

The building is not sprinkled.



The existing building is not equipped with a supervisory alarm system.

No geotechnical/soils report was performed as the repairs will not impact the existing building loading or exterior structure.

Photos of the existing building are attached in Appendix A.

The roof and door repairs have been designed in accordance with the 2009 International Building Code (IBC) and the American Society of Civil Engineers (ASCE) “2002 Minimum Design Loads for Buildings and Other Structures” ASCE/SEI 7- 02.

Type of Construction: Type IIB.

Building Frame:	Steel beams and columns.
Wall Construction:	Exterior walls are brick masonry.
Lower Roof System	Roof Decking: 1 inch roof planking supported by 2X10 roof rafters at 16” on center.

Wind Loads:

Wind loads were determined based on IBC 2009 1609.6: Alternate All Heights Method. The building while classified as an enclosed structure when overhead doors are closed was also evaluated as a Partially Enclosed structure if doors are left open.

Basic Wind Speed  $V=100$  mph from IBC 2009 Figure 1609.

Building Category: Building is a Category II from IBC Table 1604.5

Wind Exposure Category: Exposure D IBC 1609.4.3

Internal Wind Pressure: ASCE 7-02

Enclosed Buildings:  $GC_{pi} = +/- 0.18$  Appendix C6.5.11.1

Partially Enclosed Building:  $GC_{pi} = +/- 0.55$  C6.5.11.1

Component and Cladding pressures: IBC 2009 and ASCE/SEI 7-02

Overhead Doors:

Partially Enclosed Building:

Positive Pressure = 31 psf

Negative Pressure = -31 psf

Overhead Doors:

Lower Roof:

Partially Enclosed Building:

Corner Negative Pressure = 75 psf

Perimeter Negative Pressure = -48 psf

Field Negative Pressure = -37 psf

Earth Design Data: ( Not required as no building structure modifications will be performed)

Roof Snow Load: ASCE 7-02

Roof Design Snow Load: 45 psf

Ground Snow Load: 60 psf Figure 7-1

Flat Roof Snow Load: 50 psf

Snow Exposure Factor ( $C_e$ ) = 0.9

Snow Importance Factor ( $I_s$ ) = 1.0

Roof Thermal Factor ( $C_t$ ) = 1.2 Unheated

***APPENDIX A***

***PHOTOS***



Peaks Island Building. South Elevation. Office in foreground, High roof (bay) to rear left and low roof (bay) to rear right. Office door to be replaced is behind the person in red.



Peaks Island: Lower roof to be reroofed to the right.



Peaks Island Building. Lower roof to be reroofed. All penetrations to be removed.



Peaks Island Building. Lower roof to be reroofed. All penetrations to be removed. One of the existing two (2) roof drains that will be replaced.



Peaks Island Low roof north portion penetration to be removed and roof requiring reframing.



Peaks Island Low roof west portion to require reframing.



Peaks Island Low roof portion requiring reroofing framing and new decking.



Peaks Island Ocean Side Wall.



Peaks Island Ocean Side Wall.



Peaks Island Ocean Side Wall.