

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

Job ID: 2011-11-2638-ALTCOMM

Located At 324 ISLAND AVE

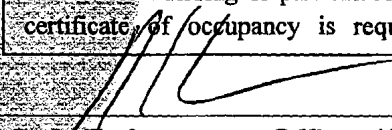
CBL: 087-S-001-001

has permission to Repair existing lower roof rafters, doors
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


Code Enforcement Officer / Plan Reviewer

11/18/2011

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Required Inspections:

1. Close In Elec/Plmb/Frame prior to insulate or gyp
2. Final Inspection upon completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-11-2638-ALTCOMM

Located At: 324 ISLAND AVE

CBL: 087- S-001-001

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. This permit is being issued with the condition that all the work is taking place within the existing footprint.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Fastener schedule per the IBC 2009.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. As per conversation with P.E. there is no special inspections required. All repairs include ONLY 2" x 10" rafters and new roof sheathing. If any structural steel is to be added or removed separate permits and approvals will be required.

Fire

Installation shall comply with City Code Chapter 10.

All construction shall comply with City Code Chapter 10.

Any cutting and welding done will require a Hot Work Permit from Fire Department.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-11-2638-ALTCOMM	Date Applied: 11/1/2011	CBL: 087- S-001-001	
Location of Construction: 324 ISLAND AVE, Peaks Island	Owner Name: CENTRAL MAINE POWER	Owner Address: 70 FARM VIEW DR NEW GLOUCESTER, 04260 ME - MAINE	Phone: 207-623-3521
Business Name:	Contractor Name: H.E. Calahan Construction Company	Contractor Address: P.O. Box 677 AUBURN ME 04210	Phone: (207) 784-6927
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: IR-2
Past Use: Central Maine Power storage & utility operations	Proposed Use: Same - Central Maine Power - repair lower roof & replace doors	Cost of Work: 95000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: S2 Type: BB IBC 2009 Signature: [Signature]
Proposed Project Description: Repair existing lower roof rafters, replace doors		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoreland <i>All work taking place w/in existing structure</i></p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision <i>- address</i></p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK w/ conditions 11/1/11 JEM</i></p>	<p>Zoning Appeal</p> <p>___ Variance</p> <p>___ Miscellaneous</p> <p>___ Conditional Use</p> <p>___ Interpretation</p> <p>___ Approved</p> <p>___ Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p>___ Does not Require Review</p> <p>___ Requires Review</p> <p>___ Approved</p> <p>___ Approved w/Conditions</p> <p>___ Denied</p> <p>Date: <i>JEM</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

IR 2, Stordad.



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 *must 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 MANDER</u>
Lessee/DMA (if applicable) RECEIVED NOV 1 2011 Dept. of Building Inspections City of Portland Maine	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>970⁰⁰/₁₀₀</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 & 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, REEROOF LOWER ROOF & 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, 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 authorized 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:

Robert Mander

Date:

10/31/11

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

11-1 20 11

Received from penalty

Location of Work 324 Federal Ave

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 970

Building (11) Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: 87.5

Check #: 6539 Total Collected \$ 970

**No work is to be started until permit issued.
Please keep original receipt for your records.**

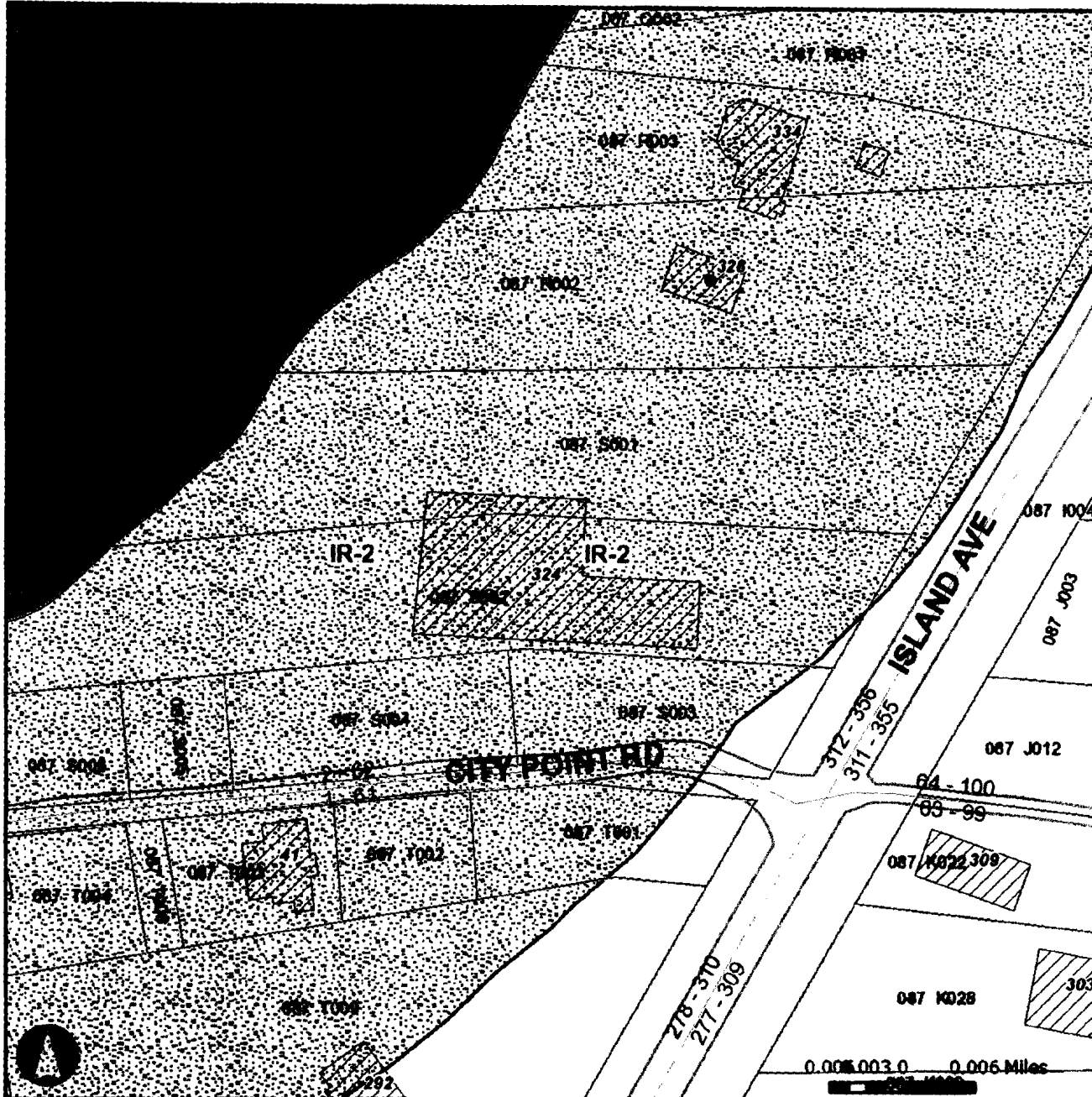
Taken by: S. J. D.

WHITE - Applicant's Copy

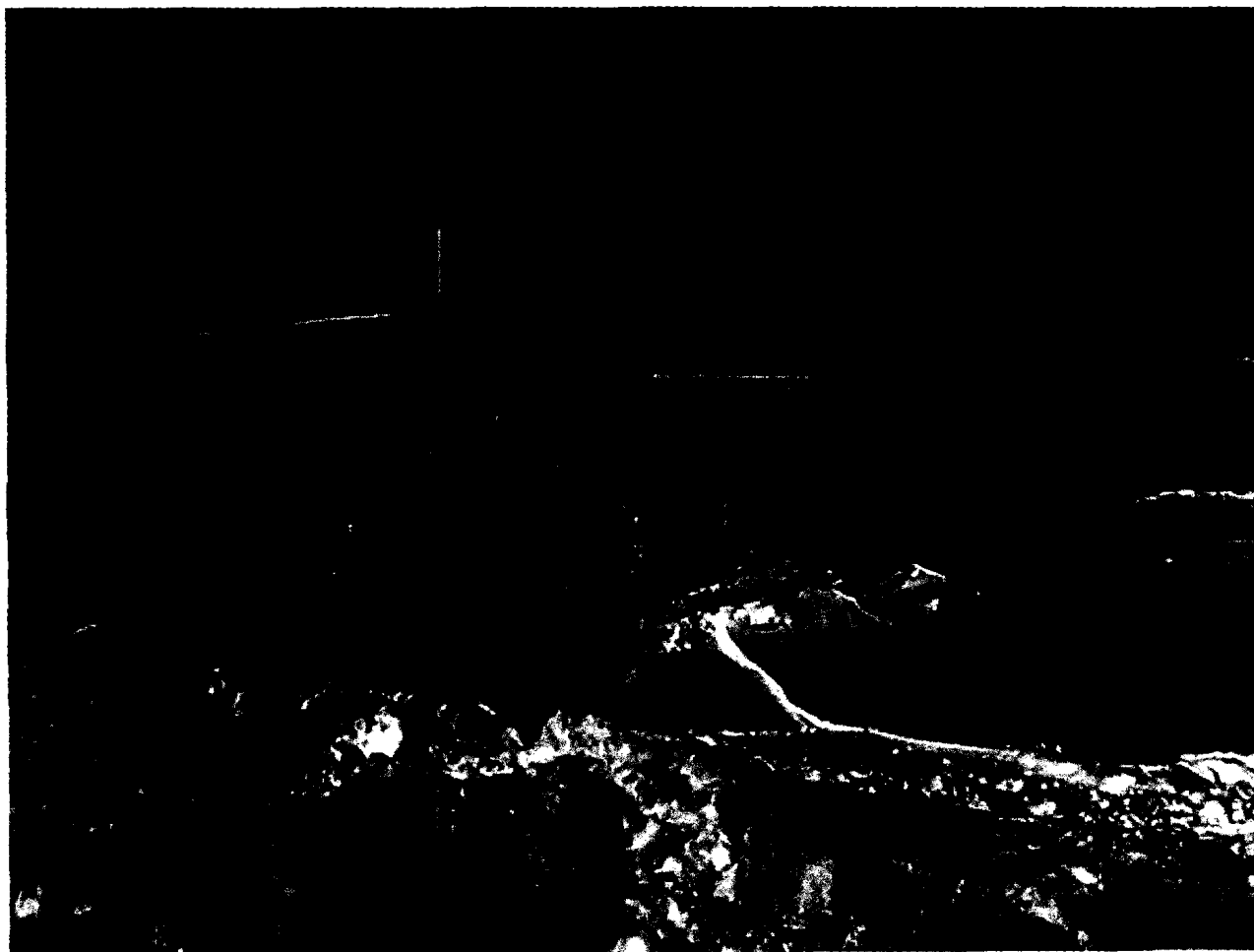
YELLOW - Office Copy

PINK - Permit Copy

Map



Interstate	Stream Overlay Zone	Zoning (continued)	Zoning (continued)	Ocean
	Stream_protection	R1 Residential	C23	
Streets	Island Zoning	R2 Residential	C24	
	C43	R3 Residential	C25	
Buildings	I-B	R4 Residential	C26	
Building	I-TS	R5 Residential	C27	
Out Building	I-R1	R6 Residential	C28	
Parcels	I-R2	ROS Recreation	C29	



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

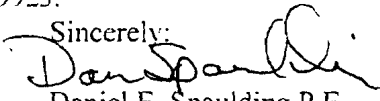
Dear Sir or Madame,

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 1st \$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

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:

CBL	087 5001001
Land Use Type	TRANSPORTATION
Property Location	324 ISLAND AVE
Owner Information	CENTRAL MAINE POWER CO LOCAL TAX 70 FARM VIEW DR NEW GLOUCESTER ME 04260
Book and Page	
Legal Description	87-S-1 TO 5 ISLAND AVE 324 CITY POINT RD PEAKS ISLAND 61769 SF
Acres	1.418

Current Assessed Valuation:

TAX ACCT NO.	13630	OWNER OF RECORD AS OF APRIL 2011
LAND VALUE	\$439,400.00	CENTRAL MAINE POWER CO
BUILDING VALUE	\$184,600.00	LOCAL TAX
NET TAXABLE - REAL ESTATE	\$624,000.00	70 FARM VIEW DR
TAX AMOUNT	\$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

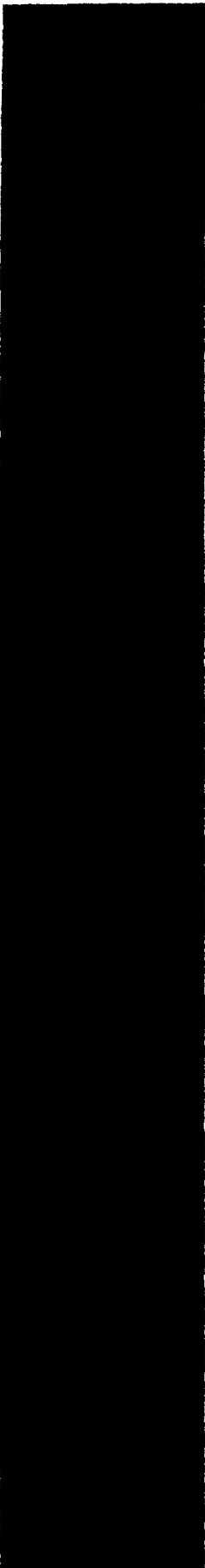
Q & A

[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 2

Card 1

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

New Search!



Certificate of Design

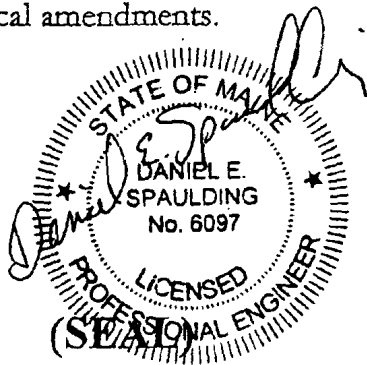
Date: 10/27/2011

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

S

Spaulding Engineering and Construction Services, Inc.

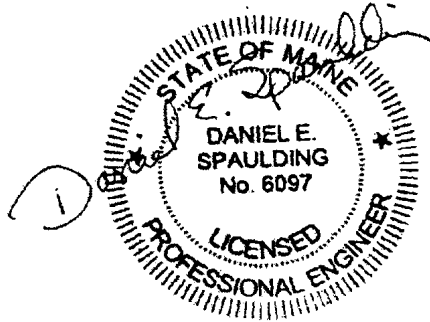
24 Common Street ~ Waterville, Maine 04901

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

Central Maine Power Company
Peaks Island Repairs
Certificate of Design Application
October 28, 2011
2 of 4

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.

Central Maine Power Company
Peaks Island Repairs
Certificate of Design Application
October 28, 2011
3 of 4

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

Central Maine Power Company
Peaks Island Repairs
Certificate of Design Application
October 28, 2011
4 of 4

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

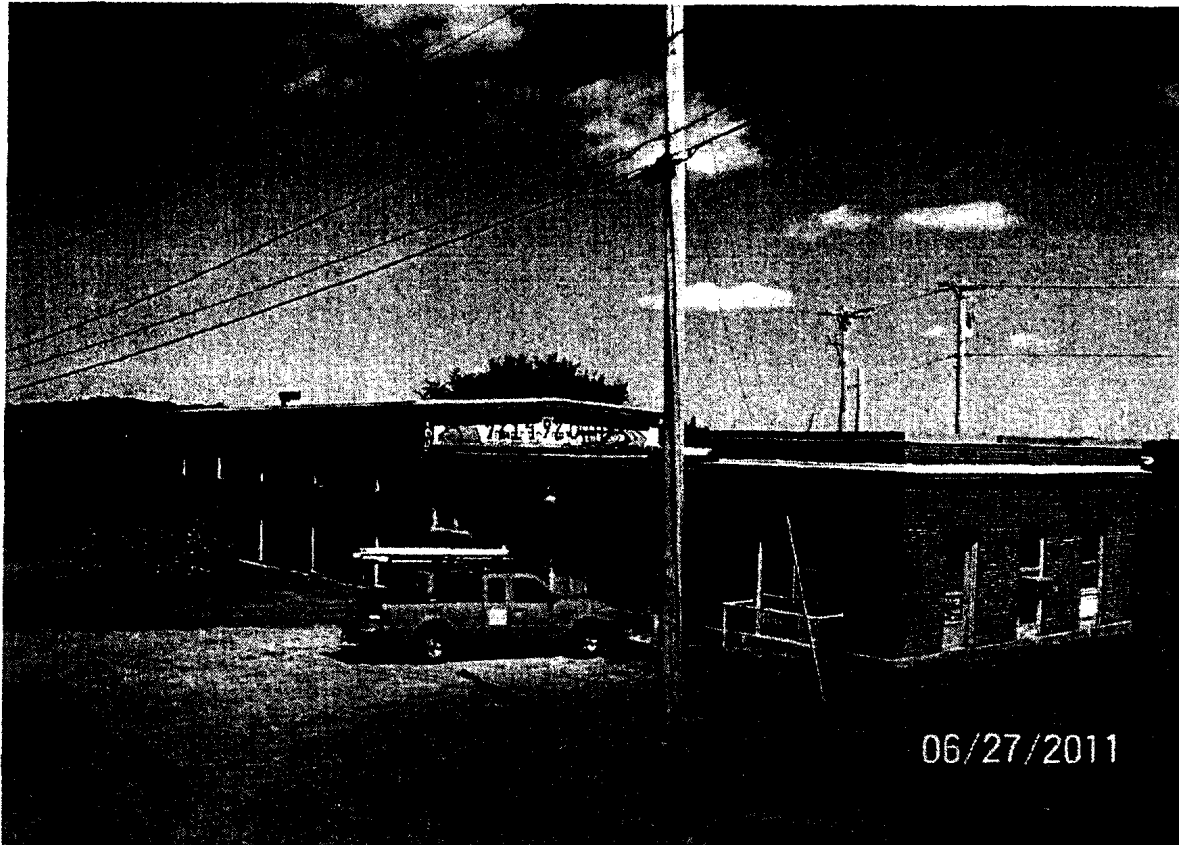
Snow Exposure Factor (C_e) = 0.9

Snow Importance Factor (I_s) = 1.0

Roof Thermal Factor (C_t) = 1.2 Unheated

APPENDIX A

PHOTOS



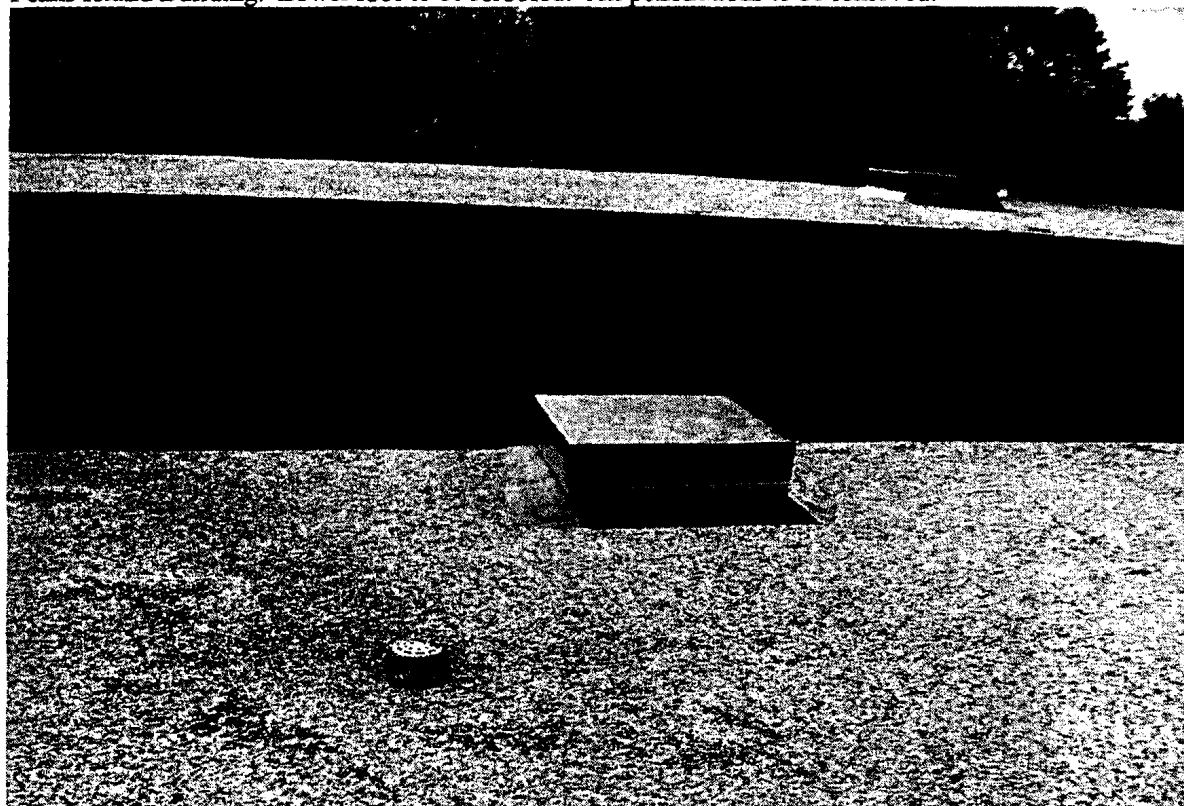
Peaks Island Building. South Elevation. Office in foreground, High roof (bay) to rear left and low roof (bay) to rear right. Office door to be replaced is behind the person in red.



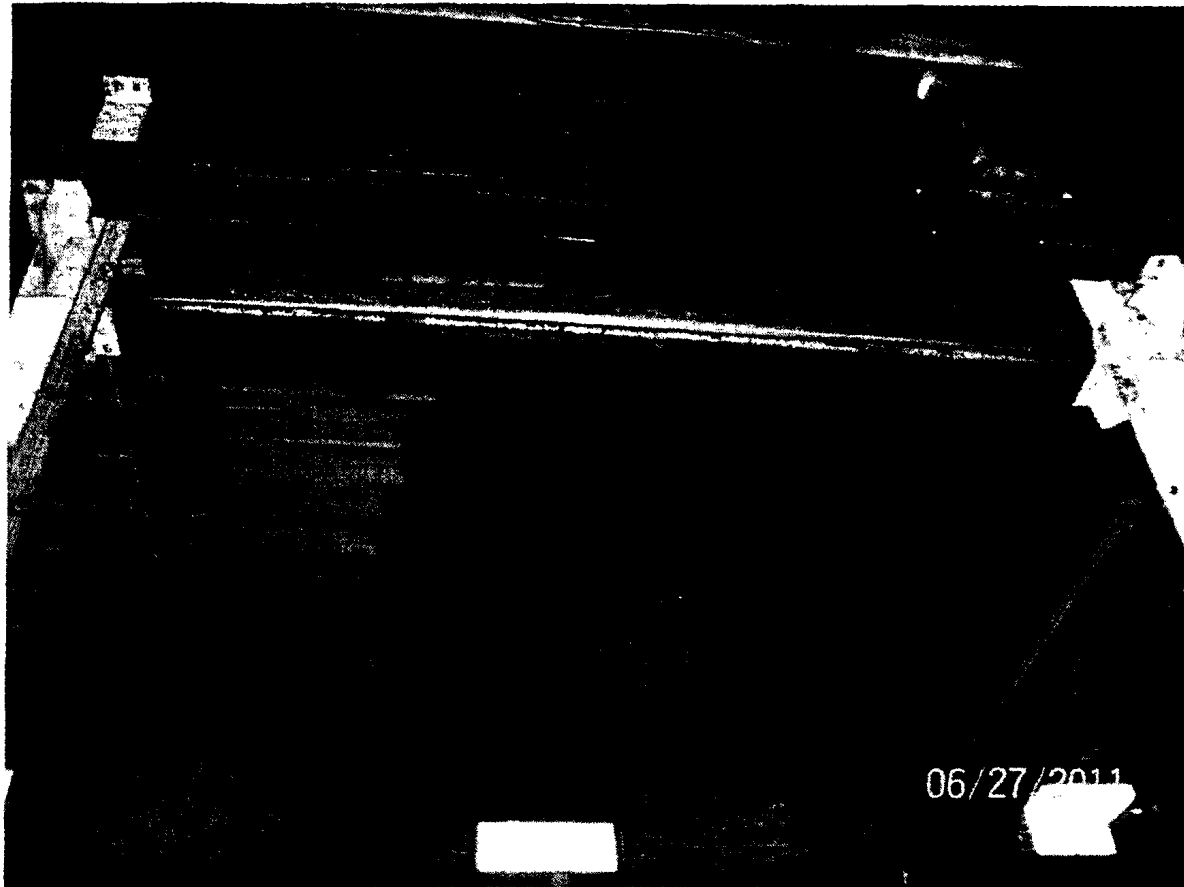
Peaks Island: Lower roof to be reroofed to the right.



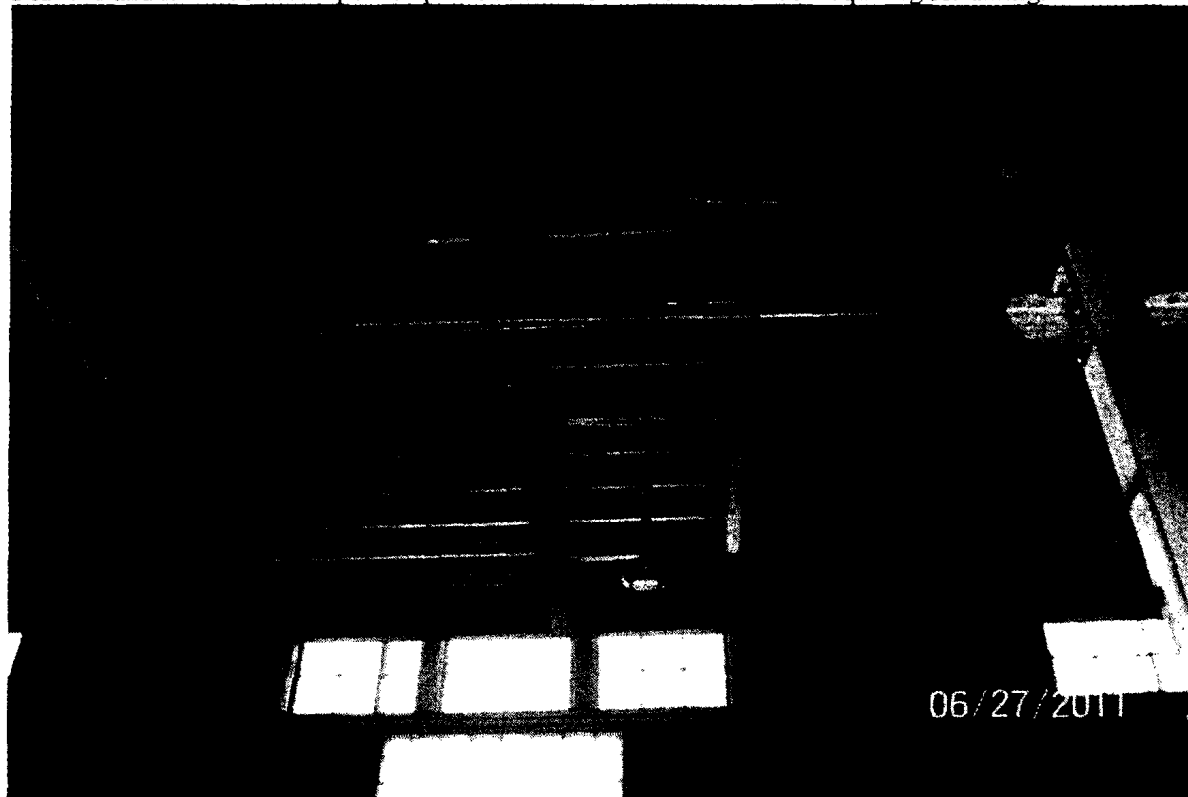
Peaks Island Building. Lower roof to be reroofed. All penetrations to be removed.



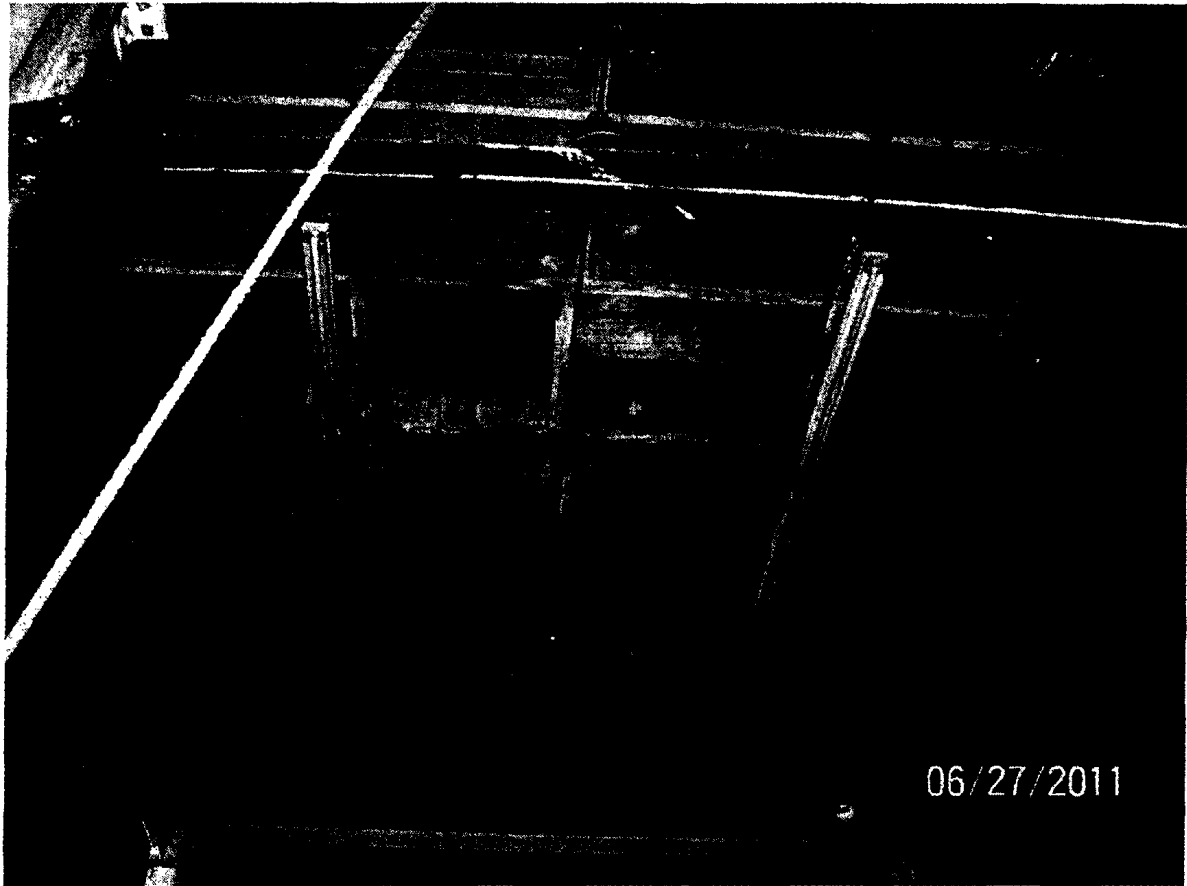
Peaks Island Building. Lower roof to be reroofed. All penetrations to be removed. One of the existing two (2) roof drains that will be replaced.



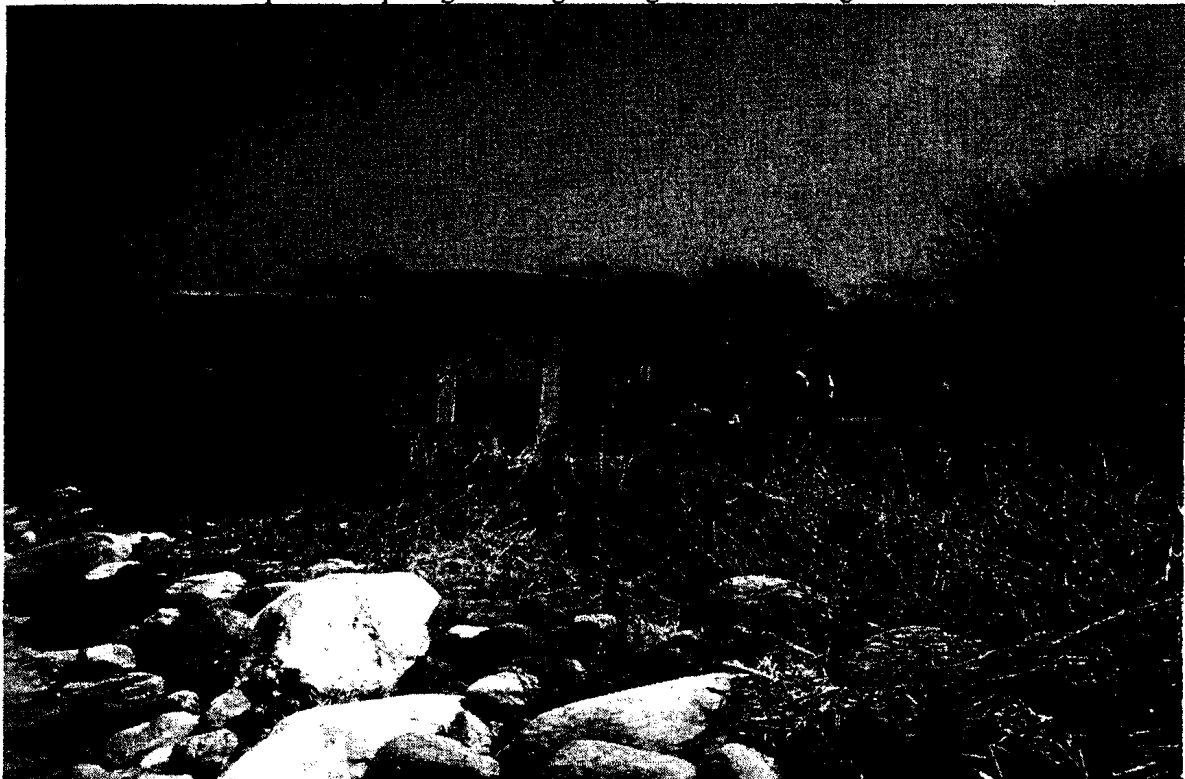
Peaks Island Low roof north portion penetration to be removed and roof requiring reframing.



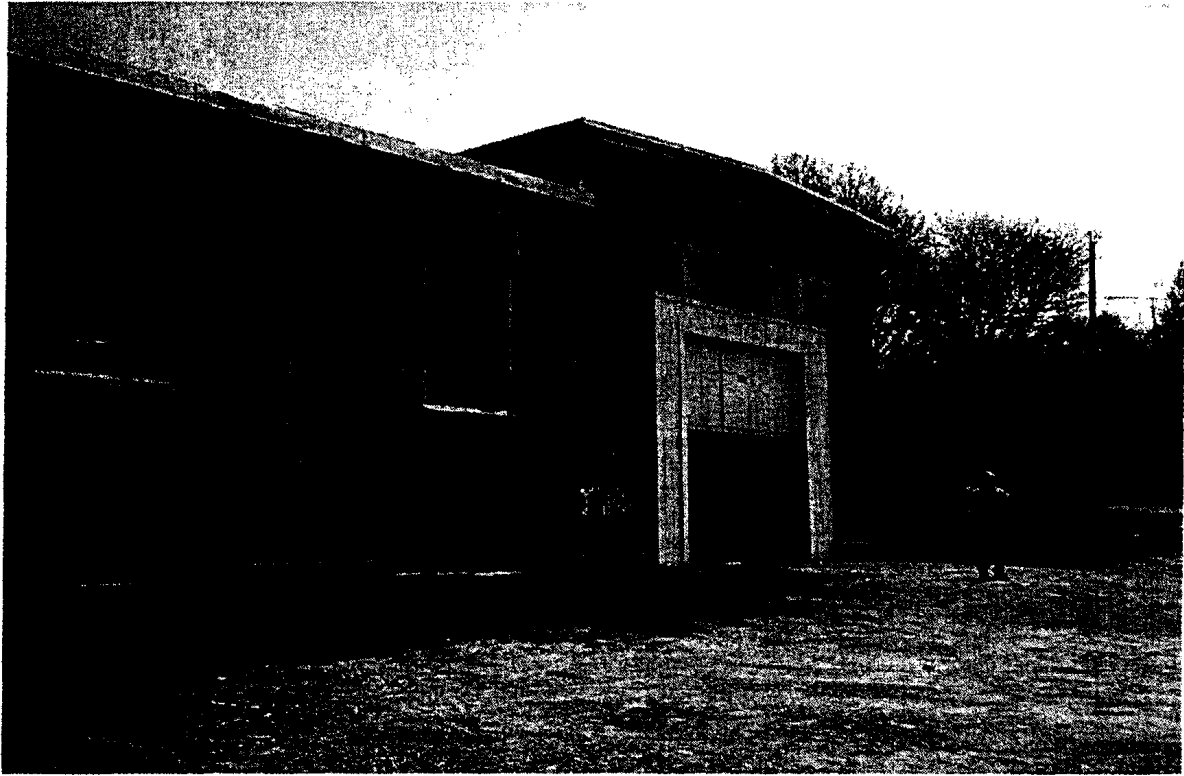
Peaks Island Low roof west portion to require reframing.



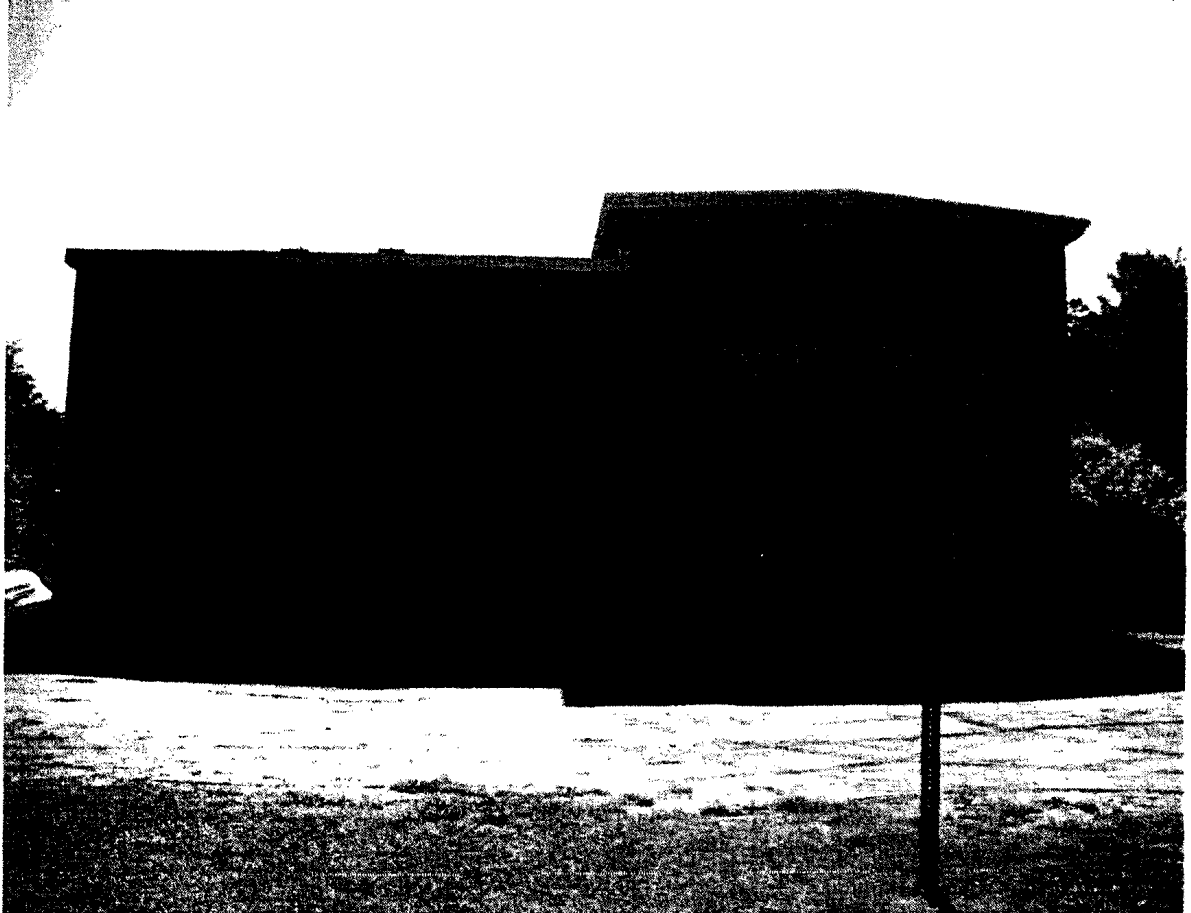
Peaks Island Low roof portion requiring reroofing framing and new decking.



Peaks Island Ocean Side Wall.



Peaks Island Ocean Side Wall.



Peaks Island Ocean Side Wall.

Dan Spaulding

From: IES Sales [sales@iesweb.com]
Sent: Friday, October 28, 2011 3:36 PM
To: 'Dan Spaulding'
Subject: RE:

Dan,

You are licensed for:

- VisualAnalysis Adv w/Design 8.0
- ShapeBuilder 5.0
- QuickRWall 2.0

Please follow these steps to license your software:

1. Download and install your IES products (www.iesweb.com/downloads).
2. Download and run the IES EasyLicense installer:
www.structuralsoftware.info/license/setup-easylicense1.exe
3. Copy your IES License Key to the Clipboard. Please select everything including the opening and closing []'s.

Daniel E. Spaulding: Spaulding Engineering

```
===== START KEY =====  
[P>5RSN-T)FGW&-LU*JW&-LU?VLB-NK|GW&-  
B99HYB-A?*A*&-TD3ENO-P>5RSN-T)FGW&-^9AGG8-  
T%!Y2#-6%A5LN-|%E6Y#-&>)9A#-S3(Y#-A9D6Y#-  
)LS5LN-HNJ#|N-?4/RB8-KG/Z2#-^D>FB<-L)UW)N-  
!UZR6#-4*W<88-G|%++#-TM<Y2#-SKJDB8-+]  
===== END KEY =====
```

4. Run the IES EasyLicense program. From **Start | All Programs | IES | EasyLicense**. Your new license key should automatically be recognized from the Clipboard. If not Copy & Paste it into the key area. Click the Activate Button. Verify your products, then click OK.

Your software should now run as fully licensed products. If you need to setup your home machine or laptop, you will need to follow these same steps again on that machine.

Garrett E. Baldensperger
IES Sales/Operations



800.707.0816
www.iesweb.com

From: Dan Spaulding [mailto:dan@spauldingengineering.com]
Sent: Friday, October 28, 2011 12:44 PM
To: sales@iesweb.com
Subject:

10/28/2011

Hello, My laptop crashed and to get it back up all programs were lost. I need to reinstall the latest Visual Analysis products that I have which I believe is Visual Analysis 8.0 and Shape Builder. Could you advise as to what the latest version of the products I have and provide the license key. The products are licensed to Dan Spaulding, Spaulding Engineering. Thanks for your assistance. Dan

Daniel E. Spaulding P.E.
Spaulding Engineering & Construction Services, Inc.
24 Common Street
Waterville, Maine 04901
Tel (207) 861-9923
Fax (207) 861-9923
email: dan@spauldingengineering.com