

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-1335	Issue Date:	CBL: 112 F022001
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Location of Construction: 43 Baxter Blvd	Owner Name: Chabot Street Llc	Owner Address: 100 Silver St	Phone:
Business Name:	Contractor Name: Ranor Inc	Contractor Address: PO Box 88 Jay	Phone: 2076455109
Lessee/Buyer's Name	Phone:	Permit Type: HVAC	Zone: B-2

Past Use: Commercial / Medical Office	Proposed Use: Commercial / Medical Office: Install natural gas RTU on the roof.	Permit Fee: \$110.00	Cost of Work: \$8,250.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: B Type: HVAC DMC-2003	

Proposed Project Description: Install natural gas RTU on the roof.	Signature: <i>RC</i>	Signature: <i>JMB 11/30/10</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: gg	Date Applied For: 10/25/2010	Zoning Approval	
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<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"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>10/25/10</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 checked="" type="checkbox"/> Not in District 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: _____</p>
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PERMIT ISSUED

NOV 30

City of Portland

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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City of Portland, Maine - Building or Use Permit

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Permit No: 10-1335	Date Applied For: 10/25/2010	CBL: 112 F022001
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Location of Construction: 43 Baxter Blvd	Owner Name: Chabot Street Llc	Owner Address: 100 Silver St	Phone:
Business Name:	Contractor Name: Ranor Inc	Contractor Address: PO Box 88 Jay	Phone: (207) 645-5109
Lessee/Buyer's Name	Phone:	Permit Type: HVAC	

Proposed Use: Commercial / Medical Office: Install natural gas RTU on the roof.	Proposed Project Description: Install natural gas RTU on the roof.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 10/25/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) The B-2 Zone has maximum allowable noise requirements. The proposed unit(s) shall meet the requirements concerning noise generation. 2) Separate permits shall be required for any new signage. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 11/30/10 <i>jmb</i>
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Equipment must be installed in compliance with the UL listing and the manufacturer's specifications and the IMC 2003 2) The installation must comply with the State of Maine Gas Regulations. 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 10/26/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Install shall comply with all manufacture's specifications. 2) Install shall comply with NFPA 54. A compliance letter is required			

PERMIT ISSUED

NOV 30 2010

Comments:	City of Portland
10/25/2010-gg: Received permit application by mail. Ranor Inc. Owes \$10.00 also will send me the gas#. /gg	
11/5/2010-jmb: Routed from Tammy with review notes	
11/9/2010-jmb: Left msg with Brian at Rancor via admn., with question on roof structure loading.	
11/23/2010-jmb: Called Rancor, Brian, he is out until 11/29, spoke to Corene, she will send an email to him.	
11/30/2010-jmb: Received a structural SK from Peter H., emailed him for the referenced SK3. Received	

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 Inspection 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 with construction.**

 X **Final inspection required at completion of work.**

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

PERMIT ISSUED

NOV 30 2010

City of Portland



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

Oct 25 2010

Received from Rana Mechanical

Location of Work 43 B. For Blvd

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 100.00

Building (I1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other HVAC

CBL: 112 F087

Check #: 56520

Total Collected \$ 100.00

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

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

PERMIT ISSUED

NOV 30 2010

112 Foot

City of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location / CBL 43 Baxter Blvd Use of Building Medical office Date 10-13-10
 Name and address of owner of appliance Chabot Street LLC
100 Silver Street, Portland ME 04101
 Installer's name and address Ranor Inc. P.O. Box 5036
North Jay ME 04262 Telephone (207) 645-5109

Location of appliance:

- Basement
- Attic
- Floor
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name:

RTU

U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

The Type of License of Installer:

- Master Plumber # _____
- Solid Fuel # _____
- Oil # _____
- Gas # _____
- Other _____

Type of Chimney:

- Masonry Lined
Factory built N/A
- Metal
Factory Built U.L. Listing # N/A
- Direct Vent
Type _____

UL#
RECEIVED

Type of Fuel Tank

- Oil
- Gas (Natural)

OCT 25 2010

Dept. of Building Inspections
City of Portland Maine

Size of Tank N/A

Number of Tanks N/A

Distance from Tank to Center of Flame N/A feet.

Cost of Work: \$ 8,250

Permit Fee: \$ #100.00

received by mail

Approved

Approved with Conditions

Fire: _____

Ele.: _____

Bldg.: _____

See attached letter or requirement

Inspector's Signature

Date Approved

Signature of Installer

Aaron St. Pierre

White - Inspection

Yellow - File

Pink - Applicant's

Gold - Assessor's Copy



PO Box 5036
North Jay, ME 04262
Ph : 207-645-5109

Submittal

Job: 1014
43 Baxter Boulevard

Spec Section No: RTU
Submittal No: 1
Revision No: 0
Sent Date: 8/13/2010
Due Date: 8/20/2010

Spec Section Title:

Submittal Title: Roof Top Unit

Contractor:
RaNor Inc.

Contractor's Stamp

BCD

Wright-Ryan Construction, Inc

Architect's Stamp

Engineer's Stamp

SUBMITTAL DATA

For: Approval

Order #: **Date:** 8/11/2010

Project: Baxter Blvd

Location:

Purchaser: Brian Demshar
Ranor Mechanical

Submitter: Anne Blood
FW Webb

Date

8/11/2010

Project Name

Baxter Blvd

Client / Purchaser

Brian Demshar

Order No.**Submittal Summary Page**

Qty	Tag #	Model #	Description
1		ZF060N10N2AAA1	Single Packaged R-410A, 5 Ton, 100 MBH Output Aluminized Steel, 1 Stage, Belt Drive, 208/230-3-80, 1st Generation
1		1RC0434	Roof Curb - 14" High, Flat, Uninsulated, Full Perimeter (Shipped Knocked Down)
1		1FA0403	Manual O.A. Damper with Hood Kit- 0% to 35% Capability
1		2SD04700324	Smoke Detector Kit with Mounting Hardware for Supply or Return Air (Horizontal/Downflow)
1		2AP0401	Air Proving Switch
1		2DF0402	Dirty Filter Switch



Small Sunline

ZF - 13 SEER Single Pkg. R-410A AC

Date: 8/11/2010 Page: 3
Order No:

Project Name: Baxter Blvd
Purchaser: Brian Demsher
Submitter: Anne Blood

Model #: ZF060N10N2AAA1

Quantity: 1

System: ZF060N10N2AAA1

Cooling Performance

Total capacity	57.1 MBH
Sensible capacity	43.7 MBH
Refrigerant type	R410A
Seasonal Efficiency (at ARI)	13.00 SEER
Efficiency (at ARI)	10.80 EER
Ambient DB temp.	95 °F
Entering DB temp.	80 °F
Entering WB temp.	67 °F
Leaving DB temp.	59.8 °F
Leaving WB temp.	58.1 °F
Power input (w/o blower)	4.60 kW
Sound power	82 dB(A)

Heating Performance

Entering DB temp.	60 °F
Heating output capacity (Max)	100 MBH
Heating input capacity (Max)	125 MBH
Leaving DB temp.	106.3 °F
Air temp. rise	46.3 °F
AFUE	80.3 %
SSE	80.6 %
Stages	1

Supply Air Blower Performance

Supply air	2000 CFM
Ext. static pressure	0.6 IWG
Blower speed	1088 RPM
Duct location	Bottom
Motor rating	1.50 HP
Actual required BHP	1.14 HP
Power input	1.06 kW
Elevation	0 ft.
Drive type	BELT

Electrical Data

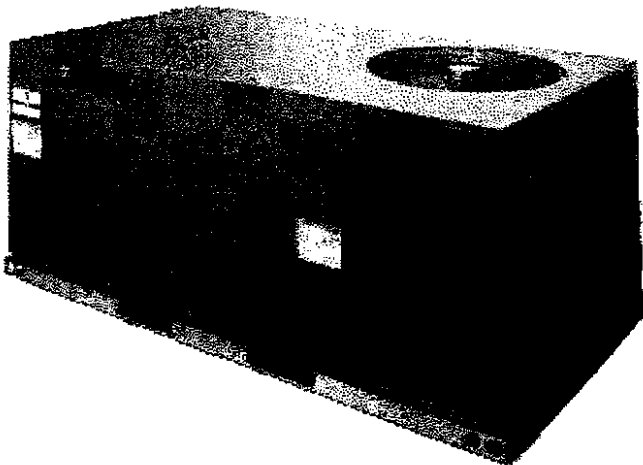
Power supply	230-3-60
Min circuit ampacity	29.50 Amps
Max over-current protection	40 Amps

Dimensions & Weight

Hgt.	33 in.	Len	83 in.	Wth	45 in.
Weight with factory installed options	642 lbs.				

Clearances

Right	24 in.	Front	32 in.	Back	12 in.
Top	72 in.	Bottom	0 in.	Left	24 in.



5 Ton

STANDARD FEATURES

- YORK Sunline units are manufactured at an ISO 9001 registered facility and each rooftop is completely computer-run tested prior to shipment.
- Unit Cabinet Constructed of Powder Painted Steel, Certified At 1000 Hours Salt Spray Test (ASTM B-117 Standards).
- Micro-Channel all Aluminum Condenser Coil
- Scroll Compressor
- Through-the-Curb end Through-The-Base electrical and gas connections
- Ships with 1" throwaway filter, designed to accept 2" filters
- Either supply and/or return can be field converted from vertical to horizontal configuration without cutting panels.
- Full perimeter base rails with built in rigging capabilities.
- Liquid line filter-driers
- Single point power connection

Standard Unit Controller (Simplicity® Control Board)

- An integrated low-ambient control, anti-short cycle protection, lead-lag, fan on and fan off delays, low voltage protection, on-board diagnostic and fault code display.
- Safety Monitoring - Monitors the high and low-pressure switches, the freeze-stats, the gas valve, if applicable, and the temperature limit switch on gas and electric heat units. The unit control board will alarm on ignition failures, safety lockouts and repeated limit switch trips.

WARRANTY

- One (1) Year Limited Warranty on the Complete Unit.
- Five (5) Year Warranty - Compressors and Electric Heater Elements.
- Ten (10) Year Warranty - Aluminized and Stainless Steel Tubular Heat Exchangers.





Small Sunline
ZF - 13 SEER Single Pkg. R-410A AC

Date: 8/11/2010 Page: 4
Order No:

Project Name: Baxter Blvd
Purchaser: Brian Demshar
Submitter: Anne Blood

Model #: ZF060N10N2AAA1

Quantity: 1

System: ZF060N10N2AAA1

Factory Installed Options

ZF060N10N2AAA1

Product Category: **Z** Single Packaged R-410A

Product Identifier: **F**

Nominal Cooling Capacity: **060** 5 Ton

Heat Type and Nominal Heat Capacity: **N10** 100 MBH Output Aluminized Steel, 1 Stage

Airflow: **N** Belt Drive

Voltage: **2** 208/230-3-60

Installation Options: **A**

Additional Options: **AA**

Product Generation: **1** 1st Generation

Field Installed Accessories

- 1FA0403 - Manual O.A. Damper with Hood Kit- 0% to 35% Capability (9.0 lbs)
- 1RC0434 - Roof Curb - 14" High, Flat, Uninsulated, Full Perimeter (Shipped Knocked Down) (86.0 lbs)
- 2AP0401 - Air Proving Switch (1.0 lbs)
- 2DF0402 - Dirty Filter Switch (1.0 lbs)
- 2SD04700324 - Smoke Detector Kit with Mounting Hardware for Supply or Return Air (Horizontal/Downflow) (16.5 lbs)

2. General Scope of Work Items to be provided by all subs as applicable
 - A. Daily clean-up.
 - B. Layout for your work.
 - C. Staging for your work.
 - D. Hoisting for your work.
 - E. Core drilling for your work.
 - F. Provide access panels for your work (will be installed by the drywall sub).
 - G. Firestopping for your wall/floor penetrations.
 - H. Joint sealants for your work.

3. Coordination between Trades
 - A. Motors, motor starters, and VFDs – by Div 15
 - B. Electrical disconnects and power wiring to equipment – by Div 16.
 - C. Underslab plumbing drainage shall be provided by Div. 15 and underslab electrical conduit work shall be by Div. 16.
 - D. The successful contractor will be required to attend design coordination meetings with the construction manager and architect during the preconstruction period and generate for construction drawings and as-built drawings.

4. Specific Scope of Work Requirements
 - A. All design work will comply with all federal, state, and local codes. If a conflict exists, the most stringent code requirements will govern.
 - B. Provide and pay for all required permits.
 - C. Include a basis of design narrative and value added statement for the system.
 - D. Include Professional Design Liability coverage of \$1,000,000 per occurrence. This insurance is to remain in place for a minimum of two years following acceptance of the construction work by the owner.
 - E. Drawings stamped by Engineer Licensed in ME. Provide this cost as an Alternate.
 - F. A list of major equipment to be used shall be included with proposal.
 - G. The scope of work shall be at a minimum as follows:
 - a. Selective mechanical demolition of the spaces in conjunction with the architectural demolition plans. This work includes the disconnecting and disposal of fixtures and equipment being removed, removal of branch line duct distribution in the three lease spaces being created, consolidation of plumbing supply lines back to the mains, removal of cast iron baseboard, boiler, and fuel tank within the existing space, verification of the functionality of existing HVAC equipment, removal of non-functioning HVAC equipment, and removal of existing building controls within the lease spaces.
 - b. Relocation of existing installations in conflict with the new architectural layout.
 - c. Installation of new HVAC equipment sized to serve the lease spaces as required. Ducting will consist of main branches stubbed into the space with single zone control.
 - d. Installation of new HVAC equipment to serve the core areas consisting of the lobbies, corridors, and stairwells. These shall be finished spaces with zoning and control for convenience.
 - e. Building controls should be based on Trane Varitrack controls or equal. The zone control module(s) should have adequate capacity to support future, medium density office level finishes for the individual lease spaces.
 - f. Finished spaces as dictated by these documents include the lobbies, hallways, stairwell, etc. The existing office space is to remain in operation during construction with the work in this zone taking place off-hours.
 - g. Provide exhaust ducting for the elevator machine room.
 - h. Provide an elevator sump pump with oil alarm.
 - i. Provide plumbing rough-ins for each lease space, reusing existing plumbing supply and waste as feasible.
 - j. Determine the adequacy of the hot water supply for existing bathrooms and supplement if fed from existing boiler being removed.

Jeanie Bourke - RE: Baxter Blvd RTU structural assessment

From: Peter Haber <phaber@wright-ryan.com>
To: Jeanie Bourke <JMB@portlandmaine.gov>
Date: 11/29/2010 12:11 PM
Subject: RE: Baxter Blvd RTU structural assessment
Attachments: SSK6- RTU Frame.pdf

Jeanie,

Attached is the detail on the frame that we installed to support the new RTU.

Please let me know if you have any questions.

Thanks

Peter Haber
Project Manager, LEED AP

Wright-Ryan Construction
10 Danforth Street
Portland, Maine 04101
P: 207-773-3625 x29
F: 207-773-5173
C: 207-756-2520
www.wright-ryan.com

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Monday, November 29, 2010 11:48 AM
To: Peter Haber
Subject: Fwd: Baxter Blvd RTU structural assessment

Hi Peter,
I am reviewing this permit and Rancor directed me to you for structural questions.
Thanks

Jeanie Bourke
CEO/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

>>> "Corinne Hutchinson" <corinne@ranormech.com> 11/29/2010 11:10 AM >>>
Hi Jeannie,

Please contact Peter Haber @ phaber@wright-ryan.com regarding your questions on the structural assessments for the roof top unit at Baxter Boulevard.



Corinne Hutchinson
Administrative Assistant

Ranor Mechanical
P.O. Box 5036
962 Main St.
North Jay, ME 04262
Office Ph. 207 - 645 - 5109 x235
Fax 207 - 645 - 5108

From: Brian Demshar [mailto:brian@ranormech.com]
Sent: Monday, November 29, 2010 10:57 AM
To: Peter Haber
Cc: Corinne Hutchinson
Subject: Baxter Blvd RTU

Peter,

The City of Portland is asking for structural information regarding the new RTU we have set in place. I would like to pass on your contact information to the City to coordinate this information. We have submitted our documentation for the HVAC permit, however they are requiring a structural review / design document.

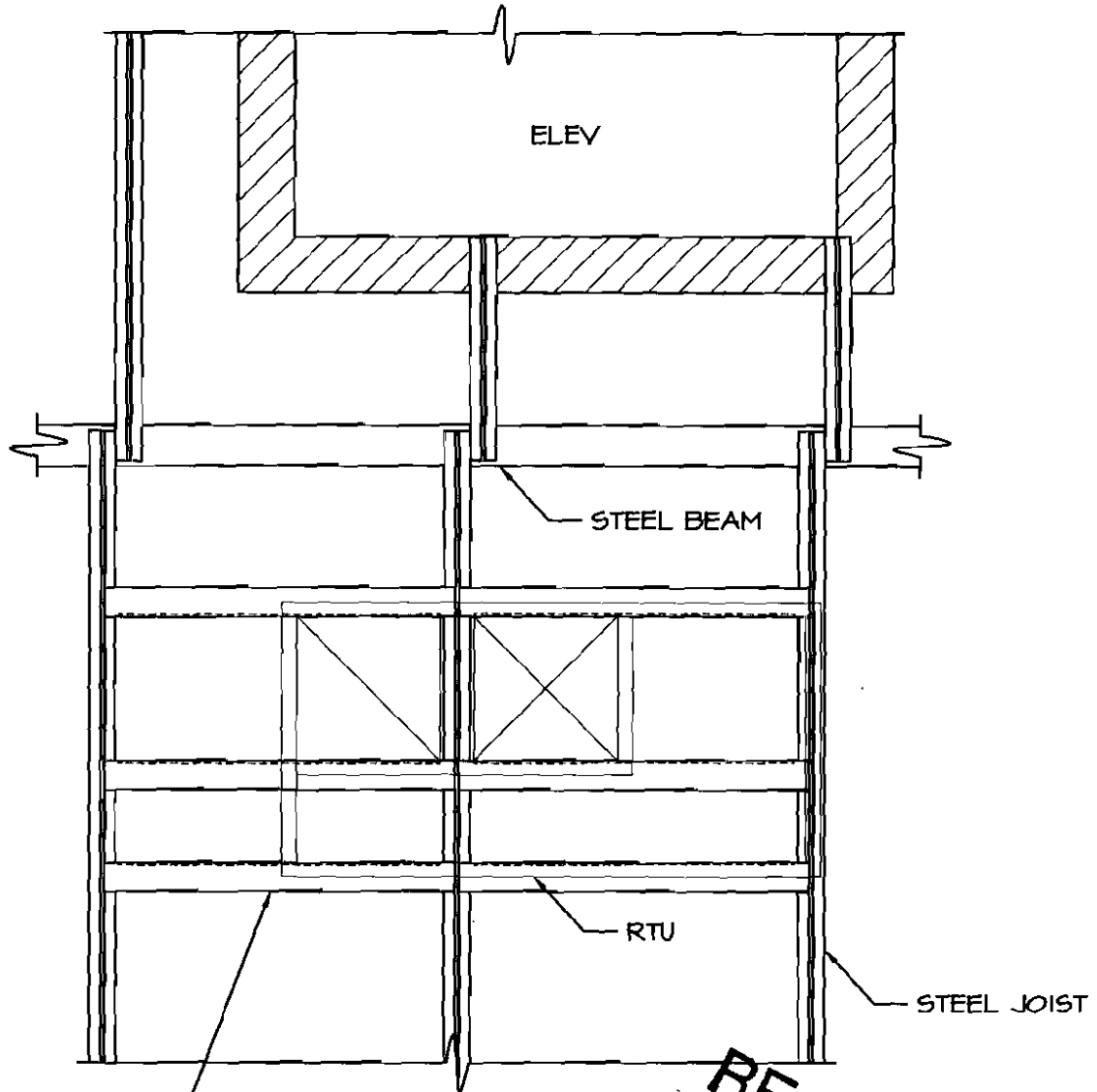
Let me know if you have any concerns or questions.

Thank you.



Brian Demshar
Construction Manager

Ranor Mechanical
P.O. Box 5036
962 Main St.
North Jay, ME 04262
Office Ph. 207 | 645 | 5109 x210
Cell Ph. 207 | 491 | 1777



L4x4x3/8
COPE VERT LEG
BEAR HORIZ LEG ON
STEEL JOIST
(6 TYPICAL)

RTU SUPPORT
1/2"=1'-0"

ADD WEB L 1 1/8 x 1 1/8 x 1/8 TO BOTH SIDES OF STEEL JOIST FROM TOP CHORD AT RTU SUPPORT L TO NEAREST BOTTOM PANEL POINT WHERE RTU SUPPORT ANGLE BEARS FURTHER THAN 6" FROM TOP PANEL POINT. SEE SSK3 FOR SIMILAR WEB MEMBER.

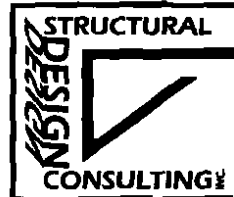
RECEIVED

NOV 30 2010

Dept. of Building Inspection
City of Portland

date	revision number
10/19/10	

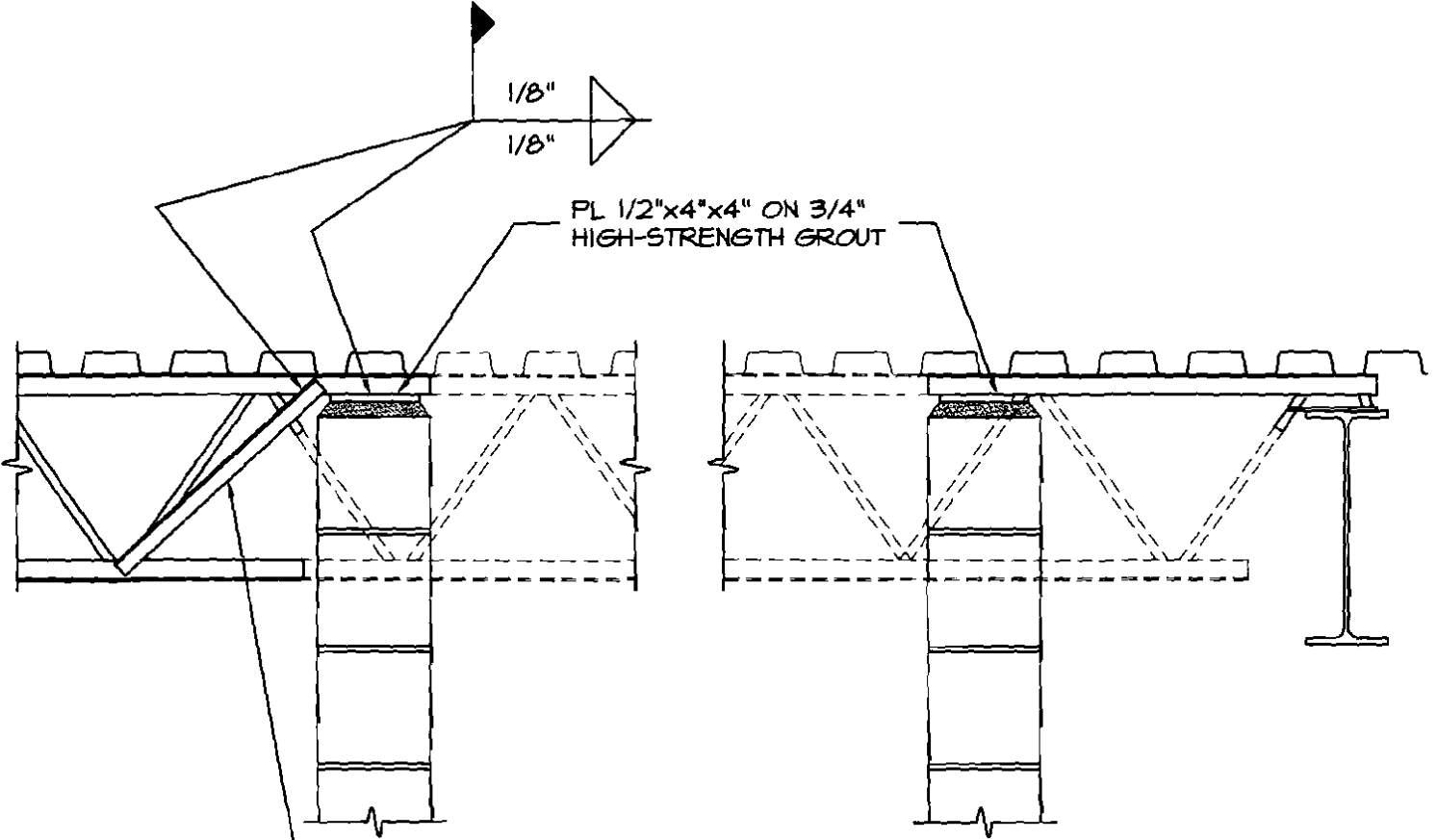
43 Baxter Boulevard
Portland, Maine



SSK6

09/16/10	date
	revision number

43 Baxter Boulevard
Portland, Maine



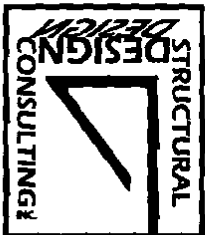
PL 1/2"x4"x4" ON 3/4"
HIGH-STRENGTH GROUT

ADD L 1/8 x 1/8 x 1/8
BOTH SIDES FROM BEARING TO
CLOSEST BOTTOM PANEL POINT

ELEVATOR ROOF JOIST REMOVAL
1"=1'-0"

RECEIVED

NOV 30 2010
Dept. of Building Inspections
City of Portland Maine



SSK3