

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 060763

JUN 19 2006

CITY OF PORTLAND

This is to certify that UNIVERSITY OF MAINE Consigli Constructionhas permission to Tenant Fit-up for Lower LevelAT 15 SURRENDEN ST

L 114 A004001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of Maine 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 loaded or closed-in. 4 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. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Anthony J. Gifford*  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

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

<b>Location of Construction:</b> 15 SURRENDEN ST		<b>Owner Name:</b> UNIVERSITY OF MAINE	<b>Owner Address:</b> 107 MAINE AVE	<b>Permit No:</b> 06-0763	<b>Issue Date:</b> JUN 19 2006	<b>CBL:</b> A004001
<b>Business Name:</b>		<b>Contractor Name:</b> Consigli Construction	<b>Contractor Address:</b> 50 Monument Square Suite 300 Portland, ME 04101	<b>PERMIT ISSUED</b>		
<b>Lessee/Buyer's Name</b>		<b>Phone:</b>	<b>Permit Type:</b> Commercial	<b>CITY OF PORTLAND</b>		
<b>Current Use:</b> University Of Southern Maine Space - vacant 1st floor		<b>Proposed Use:</b> USM - Tenant Fit-up for Lower Level - office		<b>Permit Fee:</b> \$1,443.00 <b>Cost of Work:</b> \$158,000.00 <b>CEO District:</b> 2		
<b>Proposed Project Description:</b> Tenant Fit-up for Lower Level - office		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied See Conditions		<b>INSPECTION:</b> Use Group: B Type: 2B 6/14/06 Signature: [Signature]		
<b>Permit Taken By:</b> Idobson		<b>Date Applied For:</b> 05/23/2006	<b>Zoning Approval</b>			
1.  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..		<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Orw/land/char Date: 6/14/06 [Signature]		<b>Zoning Appeal</b> <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  Date:		<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied [Signature] 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

<b>Permit No:</b> 06-0763		<b>Date Applied For:</b> 05/23/2006	<b>CBL:</b> 114 A004001
<b>Location of Construction:</b> 15 SURRENDEN ST	<b>Owner Name:</b> UNIVERSITY OF MAINE	<b>Owner Address:</b> 107 MAINE AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Consigli Construction	<b>Contractor Address:</b> 50 Monument Square Suite 300 Portla	<b>Phone</b> (207) 748-4173
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	
<b>Proposed Use:</b> USM - Tenant Fit-up for Lower Level		<b>Proposed Project Description:</b> Tenant Fit-up for Lower Level	
<b>Dept:</b> Zoning <b>Status:</b> Approved with Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 06/14/2006 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
<b>Dept:</b> Building <b>Status:</b> Approved <b>Reviewer:</b> Mike Nugent <b>Approval Date:</b> 06/16/2006 <b>Note:</b> <b>Ok to Issue:</b> <input type="checkbox"/>			
<b>Dept:</b> Fire <b>Status:</b> Approved with Conditions <b>Reviewer:</b> Cptn Greg Cass <b>Approval Date:</b> 06/14/2006 <b>Note:</b> <b>Ok to Issue:</b> <input type="checkbox"/> 1) All construction shall comply with NFPA 101 2) Fire Alarm system shall comply with NFPA 72 3) Sprinkler system shall comply with NFPA 13			

**Comments:**

5/25/2006-ldobson: PDF received with application



# 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.

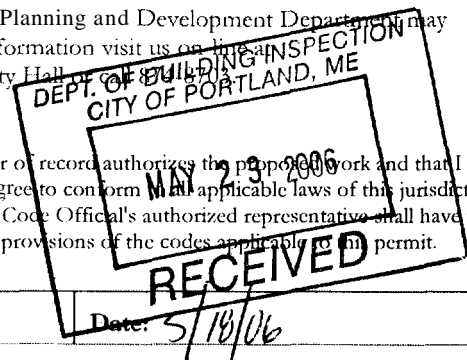
Location/Address of Construction: <u>15 Surrenden St / Bedford St.</u>		
Total Square Footage of Proposed Structure <u>Sum Fit-out within Existing Structure</u>		Square Footage of Lot <u>                    </u>
Tax Assessor's Chart, Block & Lot Chart# <u>114</u> Block# <u>A</u> Lot# <u>4</u>		Owner: <u>University of Southern Maine</u> Telephone: <u>780-4160</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Consigli Construction Co, Inc.</u> <u>84 Middle Street</u> <u>Portland, ME 04101</u>	cost Of <del>8</del> <u>158,000</u> Work: \$ Fee: \$ C of O Fee: \$
Current Specific use: <u>Classrooms / Office / Lecture Hall - building - 1 lower level empty - been used for storage</u>		
If vacant, what was the previous use? <u>                    </u>		
Proposed Specific use: <u>Office</u>		
Project description: <u>2000 SF Fit-out of the lower level of the USM Community Education Center per SMRT Drawings dated 4/18/06</u>		
Contractor's name, address & telephone:  Who should we contact when the permit is ready: <u>David Thomas - Consigli Construction</u> Mailing address: <u>84 Middle St.</u> Phone: <u>207-791-2502</u> <u>Portland, ME 04101</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](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 780-4160.

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 with 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 of applicant: David Thomas



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



*State of Maine*  
*Department of Public Safety*  
**Construction Permit**



Reviewed  
for Barrier  
Free

# 15677

Sprinkled  
Sprinkler Supervised

**USM COMMUNITY EDUCATION CENTER LOWER LEVEL FIT-UP**

Located at: BEDFORD ST.

**PORTLAND**

Occupancy/Use: BUSINESS

**Permission is hereby given to:**

USM, NANCY THERIAULT  
PO BOX 9300  
96 FALMOUTH STREET  
PORTLAND, ME 04104

to construct or alter the afore referenced building according to the plans hitherto tiled with the Commisioner and now approved.

No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

*This permit will expire at midnight on the 12 th of October 2006*

Dated the 13th day of April A.D. 2006

Commissioner

**Copy-1 Owner**

Comments:

USM, NANCY THERIAULT  
PO BOX 9300  
96 FALMOUTH STREET  
PORTLAND, ME 04104



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 15 Surrenden St/ Bedford St CBL 114 A004001

Issued to University Of Maine/Granger Northern, Inc.

Date of Issue 02/07/2006

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 04-0130, **has** had final inspection, **has** been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Classrooms/Office/Lecture Hall  
BOCA 1999 Type 2C

Limiting Conditions:

OP file  
Per John Rasmussen  
@USM, they  
received their own

This certificate supersedes  
certificate issued

Approved:

3/3/06

(Date)

Inspector

*[Signature]*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar

AND 03/02/06

RECEIVED

APR 27 2006

Consigli Construction Co.

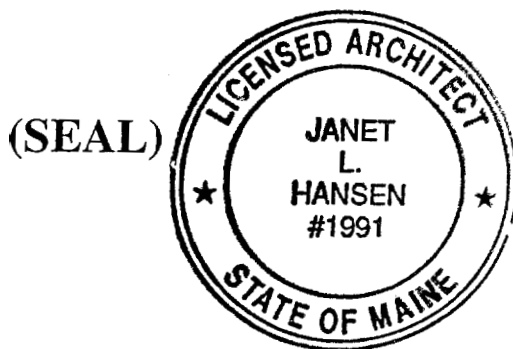


CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: Janet Hansen / Scott Benson  
Address of Project: USM Continuing Education Center  
Falmouth Street  
Nature of Project: Fit-up of existing basement area  
for USM Police Department

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: Janet L. Hansen  
Title: Architect  
Firm: SMRT  
Address: 144 Fore Street  
Portland, Maine 04101  
Phone: (207) 772-3846

FROM DESIGNER: Janet Hansen  
DATE: 4/20/06  
Job Name: USM Continuing Education Ctr. - Fit-up for Police Dept.  
Address of Construction: Falmouth Street

**2003 International Building Code**

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

Building Code and Year IBC 2003 Use Group Classification(s) E Business  
Type of Construction \_\_\_\_\_

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC yes  
Is the Structure mixed use? yes if yes, separated or non separated (see Section 302.3) separate  
Supervisory alarm system? \_\_\_\_\_ Geotechnical/Soils report required? (See Section 1802.2) N/A existing  
hldc

**STRUCTURAL DESIGN CALCULATIONS**

N/A Submitted for all structural members  
(106.1, 106.1.1)  
exist. bldg.

**DESIGN LOADS ON CONSTRUCTION DOCUMENTS**  
(1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use

Loads Shown

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

\_\_\_\_\_ Live load reduction  
(1603.1.1, 1607.9, 1607.10)  
\_\_\_\_\_ Roof live loads (1603.1.2, 1607.11)

\_\_\_\_\_ Roof snow loads (1603.1.3, 1608)

\_\_\_\_\_ Ground snow load,  $P_g$  (1608.2)

\_\_\_\_\_ If  $P_g \geq 10$  psf, flat-roof snow load,  $P_f$   
(1608.3)

\_\_\_\_\_ If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
(Table 1608.3.7)

\_\_\_\_\_ If  $P_g > 10$  psf, snow load importance  
factor,  $I_s$  (Table 1604.5)

\_\_\_\_\_ Roof thermal factor,  $C_t$  (Table 1608.3.2)

\_\_\_\_\_ Sloped roof snowload,  $P_s$  (1608.4)

\_\_\_\_\_ Seismic design category (1616.3)

\_\_\_\_\_ Basic seismic-force-resisting system  
(Table 1617.6.2)

\_\_\_\_\_ Response modification coefficient,  $R$ ,  
and deflection amplification factor,  $C_d$   
(Table 1617.6.2)

\_\_\_\_\_ Analysis procedure (1616.6, 1617.5)

\_\_\_\_\_ Design base shear (1617.4, 1617.5.1)

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 1604.5, 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 (1609.1.1,  
1609.6.2.1)

Flood loads (1603.1.6, 1612)

\_\_\_\_\_ Flood hazard area (1612.3)

\_\_\_\_\_ Elevation of structure

Other loads

\_\_\_\_\_ Concentrated loads (1602.4)

\_\_\_\_\_ Partition loads (1607.5)

\_\_\_\_\_ Impact loads (1607.8)

\_\_\_\_\_ Misc. loads (Table 1607.6, 1607.6.1,  
1607.7, 1607.12, 1607.13, 1610,  
1611, 2404)

Earthquake design data (1603.1.5, 1674 - 1623)

\_\_\_\_\_ Design option utilized (1614.1)

\_\_\_\_\_ Seismic use group ("Category")  
(Table 1604.5, 1616.2)

\_\_\_\_\_ Spectral response coefficients,  $S_{DS}$  &  
 $S_{D1}$  (1615.1)





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: SMRT (Janet Hansen)

RE: Certificate of Design

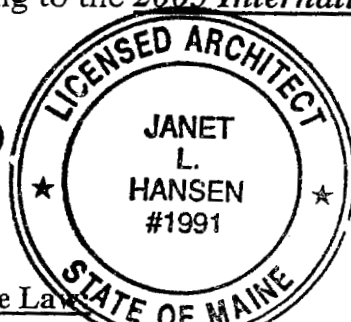
DATE: 4/20/06

These plans and / or specifications covering construction work on:

Fit-up for USM police dept. in existing building  
(Abramson Continuing Education Center)

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

(SEAL)



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: Janet Hansen (for Scott Benson)

Title: Architect, Principal

Firm: SMRT