

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that UNIVERSITY OF MAINE

Located At 96 FALMOUTH

Job ID: 2011-04-932-SCH

CBL: 114 - A - A - 001 - 001 - - - -

has permission to USM Classroom Renovation on 1st and 3rd floors for Simulation Lab 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

Sub per B.W.

Fire Prevention Officer

Sean Rankin 5/23/11

Code Enforcement Officer / Plan Reviewer

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



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: 2011-04-932-SCH

Located At: 96 FALMOUTH

CBL: 114 - A - A - 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.

Fire

1. All construction shall comply with City Code Chapter 10.
2. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
3. Fire extinguishers are required. Installation per NFPA 10.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. An AES master box is required.
5. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
7. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
8. Non-combustible construction of this structure requires all construction to be Non-combustible.
9. Any cutting and welding done will require a Hot Work Permit from Fire Department.

Building

1. 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.
2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

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.**
1. Close In – Framing, Electric, Plumbing
 2. Final 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 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.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-04-932-SCH	Date Applied: 4/29/2011	CBL: 114 - A - A - 001 - 001 - - - -	
Location of Construction: Masterson Hall, 71 Bedford St., USM (96 Falmouth St.)	Owner Name: UNIVERSITY OF MAINE	Owner Address: Dana Gray - USM, 25 Bedford St., Portland, ME 04101	Phone: 207-780-4742
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-5 (USM overlay)
Past Use: USM - Masterson Hall	Proposed Use: USM - Masterson Hall - interior renovations on part of 1 st & 3 rd floor	Cost of Work: 600000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: 2B IBC-2009 Signature: JMB
		Signature: <i>Byrdwall</i> (58)	
Proposed Project Description: 96 Falmouth St. - interior renovations (Masterson Hall - 71 Bedford)		Pedestrian Activities District (P.A.D.) 5/23/11	

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 information may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input checked="" type="checkbox"/> MM Date: OK w/ condition 5/31/11 APW	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 Date:	Historic Preservation <input checked="" type="checkbox"/> Not in Dist 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 Date: APW

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

Entered PDF 66



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.

96 Falmouth ST

Location/Address of Construction: USM: PORTLAND CAMPUS, MASTERTON HALL		
Total Square Footage of Proposed Structure/Area EXISTING STRUCTURE		Square Footage of Lot NA
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 114 A A001	Applicant *must be owner, Lessee or Buyer* Name USM, DANA GRAY Address 25 BEDFORD ST. City, State & Zip PORTLAND, 04104	Telephone: 207.780.4742
Lessee/DBA (If Applicable) NA APR 28 2011 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name SAME AS ABOVE Address City, State & Zip	Cost Of Work: \$ 600 K C of O Fee: \$ 75 Total Fee: \$ 6095
Current legal use (i.e. single family) BUSINESS, (CLASSROOMS & OFFICES) If vacant, what was the previous use? NA Proposed Specific use: SAME AS ABOVE Is property part of a subdivision? NO If yes, please name _____ Project description: INTERIOR RENOVATIONS TO CLASSROOMS. PORTION OF 2ND + 4TH FLOORS		
Contractor's name: T.B.P.		
Address: _____		
City, State & Zip: _____		Telephone: _____
Who should we contact when the permit is ready: SCOTT L. BENSON		Telephone: 772.3846
Mailing address: 144 FORE ST., PORTLAND, ME 04104 C/O SMRT		

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 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.

ON BEHALF OF USM

Signature: Scott L. Benson	Date: 4.27.2011
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This is not a permit; you may not commence ANY work until the permit is issue

Building Permits and Inspections Fee Schedule

The applicant submits cost of work. If the construction cost submitted is less than that as indicated by national standards such as International Code Council or the R.S. Means Company, Inc., the City of Portland reserves the right to reevaluate the proposed project cost based on the referenced national standard and assess the larger of the fees.

All fees due at time of submission. We accept Visa, MasterCard & Checks payable to the City of Portland.

Construction Work Fees

- Cost of work fees:

Up to \$1,000 worth of work	\$30.00	
Each additional \$1,000 worth of work	\$10.00 per \$1,000 + 30 for the first \$1,000	

- Belated Fees:

Below \$1,000 worth of work	\$30.00	
Above \$1,000 worth of work	\$100.00	

- Amendments to application:

Up to \$1,000 worth of additional cost	\$30.00	
Each additional \$1,000 worth of additional cost	\$10.00 per \$1,000 + 30 for the first \$1,000	

30
 5990

 \$ 6020.00

Fees for specific items

- HVAC – air conditioning units, ventilation systems, heating systems, oil & gas burner replacement, kitchen hoods, fire alarm/ sprinkler system, metal asbestos chimney etc.

Up to \$1,000 worth of work	\$30.00	
Each additional \$1,000 worth of work	\$10.00 per \$1,000 + 30 for the first \$1,000	

- Change of use permit

Up to \$1,000 worth of work	\$30.00	
Each additional \$1,000 worth of work	\$10.00 per \$1,000 + 30 for the first \$1,000	
*Certificate of Occupancy (required)	\$75.00	

- Demolition of a structure

Up to \$1,000 worth of work	\$30.00	
Each additional \$1,000 worth of work	\$10.00 per \$1,000 + 30 for the first \$1,000	

- Home Occupation

\$150.00 plus cost of work + \$75 C of O

- Re-Inspections

\$75.00 each additional inspection

Condo Conversion:

- With no construction
- With construction

\$150.00 per Unit + \$75 C of O per Unit
 Up to \$1,000 worth of work \$30.00 +
 \$150.00 per Unit + \$75 C of O per Unit

Each additional \$1,000 worth of work

\$10.00 per \$1,000 + 30 for the first \$1,000 +
\$150.00 per Unit + \$75 C of O per Unit

Legalization of Nonconforming Dwelling unit:

- Legalization of Nonconforming Dwelling unit

\$300.00 for each unit to be legalized +
\$75 for each C of O

Fees in lieu of cost of work:

- Signs \$30 + \$2.00 per sq ft
- Signs in Historic District \$65 + \$2.00 per sq ft
- Tanks: propane gas, gasoline, and fuel oil
 - Under 300 gallons \$30.00
 - 300 gallons or more \$35.00
 - Tank removal \$30.00
- Tent use & Event permit \$30.00
- Outside Dining \$80.00

New Single Family Home Fees:

- Cost of work fees:
 - Up to \$1,000 worth of work \$30.00
 - Each additional \$1,000 worth of work \$10.00 per \$1,000 + 30 for the first \$1,000
- Minor Single Family Site Review \$300.00
- Certificate of Occupancy \$75.00

Example of Single Family Home fee:

New Home Single Family Based on \$100,000.00	First \$1,000	\$ 30.00
	Each additional \$1000.00 99 x 10 =	\$ 990.00
	Site Fee	\$ 300.00
	C of O	\$ 75.00
	<hr/>	
Total due at time of submission	\$1,395.00	

***Certificate of Occupancy = C of O**



Certificate of Design Application

From Designer: SCOTT L. BENSON
 Date: APRIL 27, 2011
 Job Name: USMA SIMULATION LABORATORY
 Address of Construction: MASTERTON HALL @ PORTLAND CAMPUS

2003 International Building Code

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

Building Code & Year IBC 2009 Use Group Classification (s) BUSINESS

Type of Construction NON-COMBUSTIBLE, UNPROTECTED

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

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) NA

Structural Design Calculations NA

_____ Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1609.1.1, 1609.6)
 _____ Basic wind speed (1809.3)
 _____ Building category and wind importance Factor, 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 (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

_____ Design option utilized (1614.1)
 _____ Seismic use group ("Category")
 _____ Spectral response coefficients, S_D s & S_D1 (1615.1)
 _____ Site class (1615.1.5)

_____ Live load reduction
 _____ Roof live loads (1603.1.2, 1607.11)
 _____ Roof snow loads (1603.7.3, 1608)
 _____ Ground snow load, P_g (1608.2)
 _____ If $P_g > 10$ psf, flat-roof snow load P_f
 _____ If $P_g > 10$ psf, snow exposure factor, C_e
 _____ If $P_g > 10$ psf, snow load importance factor, I_s
 _____ Roof thermal factor, C_t (1608.4)
 _____ Sloped roof snowload, P_s (1608.4)
 _____ Seismic design category (1616.3)
 _____ Basic seismic force resisting system (1617.6.2)
 _____ Response modification coefficient, R , and
 _____ deflection amplification factor C_d (1617.6.2)
 _____ Analysis procedure (1616.6, 1617.5)
 _____ Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)
 _____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)
 _____ Partition loads (1607.5)
 _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7,
 1607.12, 1607.13, 1610, 1611, 2404)



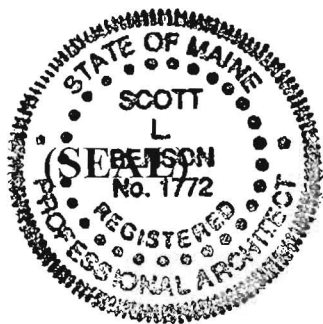
Accessibility Building Code Certificate

Designer: SMRT, INC. , SCOTT BENSON

Address of Project: MASTERTON HALL, UNIV. OF SOUTHERN ME

Nature of Project: INTERIOR RENOVATION OF CLASSROOM
SPACES.

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: SCOTT BENSON

Title: ARCHITECT

Firm: SMRT, INC.

Address: 144 FORE ST.
PORTLAND, ME 04104

Phone: 207.772.3846

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

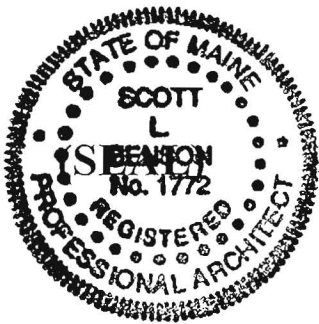
Date: APRIL 27, 2011

From: SMART, INC. , SCOTT BENSON

These plans and / or specifications covering construction work on:

RENOVATIONS TO CREATE A SIMULATION LABORATORY
WITHIN HASTERTON HALL AT UNIVERSITY OF SOUTHERN MAINE

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the ~~2006~~⁹ *International Building Code* and local amendments.



Signature: Scott Benson

Title: PRINCIPAL

Firm: SMART, INC.

Address: 144 FORE ST.

PORTLAND, ME 04104

Phone: 207.772.3846

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

ARCHITECTURE ENGINEERING PLANNING
P.O. BOX 618
PORTLAND, ME 04104
(207) 772-3846

BANGOR, MAINE 04401
52-7438-2112

CHECK DATE April 28, 2011

Security features. Details on back.

PAY

Six Thousand Ninety Five and 00/100 Dollars

TO

City of Portland
Attn: Inspections
City Hall, Room 315
389 Congress St.
Portland ME 04101

AMOUNT \$6,095.00

[Handwritten Signature]
AUTHORIZED SIGNATURE

⑈045263⑈ ⑈211274382⑈ 201005744⑈



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

[Handwritten Signature] 2011

Received from SMART, Inc.

Location of Work 96 Falmouth St.

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

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

Other _____

Body Fee 6020.00

CBL: 114 A A 001

Copy 75.00

Check #: 45263

Total Collected \$ 6,095.00

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

Taken by: *[Handwritten Signature]*

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

4/28/11

Job Summary Report
Job ID: 2011-04-932-SCH

(7) Bedded

Report generated on Apr 29, 2011 3:32:30 PM

Job Type:	Schools and other Educational	Job Description:	96 Falmouth St.	Job Year:	2011
Building Job Status Code:	Initiate Plan Review	Pin Value:	1285	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	600,000	Square Footage:	University of Mass		
Related Parties:			OF UNIVERSITY		Property Owner

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 16044

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
978240	114 A A 001 001		M				-70.276294	43.662523

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				96 FALMOUTH STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
LITERARY & SCIENTIFIC INS		NOT APPLICABLE	25 US Overlay				DISTRCT 4	OAKDALE

Structure Details

Structure: USM

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Schools and Other Educational Buildings	0			96 FALMOUTH STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value

Permit #: 20113167

66

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
16044	Location Permit	Initialized	interior renovations for classrooms			