

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that UNIVERSITY OF MAINE SYSTEM

Located At 96 FALMOUTH ST

Job ID: 2011-10-2550-ALTCOMM

CBL: 114A-A-001-001

has permission to Renovate the 3rd floor for fit up of Bio Science teaching and research lab provided that the person or persons, firm or corporation accepting 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 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

11/24/11

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

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

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

Job No: <b>2011-10-2550-ALTCOMM</b>	Date Applied: <b>10/25/2011</b>	CBL: <b>114A- A-001-001</b>	
Location of Construction: <b>96 FALMOUTH ST (70)</b>	Owner Name: <b>UNIVERCITY OF MAINE SYSTEM</b>	Owner Address: <b>107 MAINE AVE BANGOR, ME 04401</b>	Phone: <b>780-4160</b>
Business Name:	Contractor Name: <b>TBD</b>	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: <b>BLDG</b>	Zone: <b>USM Overlay &amp; R-5</b>
Past Use: <b>University</b>	Proposed Use: <b>Same: University - Fit up of third floor of Bio Science Bldg for teaching/research labs</b>	Cost of Work: <b>\$440,853.00</b>	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <b>B</b> Type: <b>ZB</b> <b>IBC 2009</b>
		Signature: <i>Capt. Wine 11/11/11</i>	Signature: <i>JMB</i>
Proposed Project Description: <b>3rd Floor fit out of Bioscience Bld.</b>		Pedestrian Activities District (P.A.D.)	

Permit Taken By: <b>Lannie</b>	<b>Zoning Approval</b>		
	<b>Special Zone or Reviews</b> <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 type="checkbox"/> MM Date: <i>11/3/11</i>	<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 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:

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building Permits do not include plumbing, septic or electrical work.
- 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.

**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

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-10-2550-ALTCOMM

Located At: 96 FALMOUTH ST

CBL: 114A- A-001-001

## **Conditions of Approval:**

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
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.

### **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. Compliance letters are 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.



# 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. *NSM over 1/2 Fee*

Location/Address of Construction: <i>(call)</i> <b>70 FALMOUTH ST. PORTLAND, ME 04104</b>		
Total Square Footage of Proposed Structure/Area <b>3,075 sq ft - FIT UP</b>	Square Footage of Lot <b>NA</b>	Number of Stories <b>1</b>
Tax Assessor's Chart, Block & Lot Chart# <b>114</b> Block# <b>A</b> Lot# <b>A001</b>	Applicant *must be owner, Lessee or Buyer* Name <b>UNIVERSITY OF MAINE SYSTEM</b> FOR THE UNIV. OF SOUTHWEST MAINE Address <b>76 FALMOUTH ST.</b> City, State & Zip <b>PORTLAND, ME 04104</b>	Telephone: <b>207-780-4160</b>
Lessee/DBA (If Applicable) <b>OCT 25 2011</b>	Owner (if different from Applicant) Name <b>UNIV. OF MAINE SYSTEM</b> Address <b>16 CENTRAL ST.</b> City, State & Zip <b>BANGOR, ME 04401</b>	Cost Of Work: \$ <b>440,853</b> C of O Fee: \$ _____ Total Fee: \$ <b>4,428.53</b>
Current legal use (i.e. single family) <b>BUSINESS/EDUCATIONAL</b> Number of Residential Units <b>—</b>		
If vacant, what was the previous use? <b>—</b>		
Proposed Specific use: _____		
Is property part of a subdivision? <b>NO</b> If yes, please name _____		
Project description: <b>FIT OUT OF PART OF EXISTING SHELL SPACE ON THIRD FLOOR OF USM'S BIO-SCIENCE BUILDING. PARTIAL FLOOR FIT UP FOR TEACHING/RESEARCH LABORATORY</b>		
Contractor's name: <b>TBD</b>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: _____		Telephone: _____
Mailing address: _____		

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: *[Signature]* Date: **10/21/11**

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



# Certificate of Design Application

From Designer: HKTA / ARCHITECTS INC  
 Date: 10/21/11  
 Job Name: BIO-SCIENCE 3<sup>RD</sup> FLOOR LAB FIT-UP  
 Address of Construction: 70 FALMOUTH STREET

<sup>2009</sup>  
**2003 International Building Code**

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

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

Type of Construction II B

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? 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) N/A

### Structural Design Calculations

N/A 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

- \_\_\_\_\_ 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)

### 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,  $I_w$  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 (7603.1.1, 1609.6.2.1)

### Flood loads (1803.1.6, 1612)

- \_\_\_\_\_ Flood Hazard area (1612.3)
- \_\_\_\_\_ Elevation of structure

### Earth design data (1603.1.5, 1614-1623)

- \_\_\_\_\_ Design option utilized (1614.1)
- \_\_\_\_\_ Seismic use group ("Category")
- \_\_\_\_\_ Spectral response coefficients,  $S_D$  &  $S_1$  (1615.1)
- \_\_\_\_\_ Site class (1615.1.5)

### 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)



## Certificate of Design

Date:

10/21/11

From:

HKTA/ARCHITECTS, INC

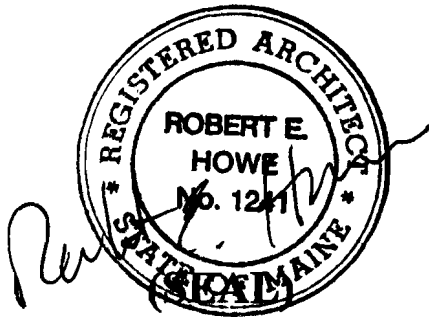
These plans and / or specifications covering construction work on:

FIT OUT OF EXISTING SHELL SPACE ON

THE THIRD FLOOR OF USM'S BIO-SCIENCE

BUILDING

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:

*Robert E. Howe*

Title:

PRESIDENT

Firm:

HKTA/ARCHITECTS

Address:

482 CONGRESS STREET  
PORTLAND, ME 04101

Phone:

207-774-6016

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)



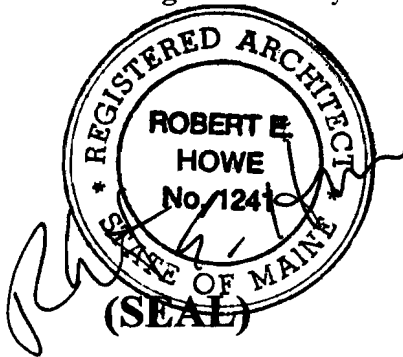
# Accessibility Building Code Certificate

Designer: HKTA/ARCHITECTS INC

Address of Project: 70 FALMOUTH ST. PORTLAND

Nature of Project: BIO-SCIENCE 3RD FLOOR  
LAB FIT-UP

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: Robert E. Howe

Title: PRESIDENT

Firm: HKTA

Address: 482 CONGRESS STR.  
PORTLAND, ME 04101

Phone: 207-774-6016

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# Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

## One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bears their seal; you will need the City of Portland forms for the Certificate of Design, Certificate of Design application and Accessibility Building Code Certificate.

- A statement of special inspections as required per Chapter 17 of the IBC 2009 (EXISTING)  
i.e.: [http://www.acec.org/coalitions/CASE/case1004/statement\\_of\\_si.doc](http://www.acec.org/coalitions/CASE/case1004/statement_of_si.doc)
- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEBC 2009 (EXISTING)
- Proof of ownership is required if it is inconsistent with the assessors records.
- Electronic files in pdf format are also required
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- NA {
- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
  - Location and dimensions of parking areas and driveways, street spaces and building frontage.
  - Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

**Fire Department requirements.**

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant and the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story) **RENOVATION SPACE**
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system **BY OTHERS**
  - b) Detection System (separate permit is required) **SEE ELECT.**
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher. **EXISTING.**

**For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.**

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost**

**This is not a Permit; you may not commence any work until the Permit is issued.**

**HKTA / architects**

HKTA / architects  
 482 Congress Street, Suite 502  
 Portland, Maine 04101  
 207-774-6016 Fax: 207-774-9128

**To** Planning and Development Dept.  
 Building Inspections Division  
 389 Congress Street  
 City Hall  
 Portland, Maine 04103

Date: 10/26/11  
 Re: 70 Falmouth Street - USM  
Bio Science 3<sup>rd</sup> Floor Bio-  
 Science Fit-Up

Job #: 2011007

**Item**

Attached  
 Shop Drawings  
 Copy of Letter

Hand Delivered  
 Prints  
 Change Order

Under separate cover via  
 Samples  
 Specifications  
 Other

Copies	Date	No.	Description
1	10/24/11	Full set	Construction Drawings USM <u>Bio Science 3<sup>rd</sup> Floor Bio-Science Fit-Up</u> "ISSUED FOR CONSTRUCTION"
1	10/21/11		General Building Permit Application
1	10/21/11		Certificate of Design Application
1	10/21/11		Certificate of Design Accessibility Building Code Certificate
1	10/14/11		Check in the amount of \$4,428.53 USM to City of Portland for application fee

**Purpose**

For approval  
 For your use  
 As requested

No exceptions taken  
 Make corrections noted  
 Revise and resubmit

Rejected  
 Review and comment  
 Other

**Remarks**

Documents submitted for Building Permit

Copy to: file, Allied Construction

Signed Robert E. Howe