

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that UNIVERSITY OF SOUTHERN MAINE

Located At 96 FALMOUTH ST

Job ID: 2011-10-2569-ALTCOMM

CBL: 114A-A-001-001

has permission to Re-build the exterior stairway & landscape at Masterton Hall
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

 11/30/11

Code Enforcement Officer / Plan Reviewer

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



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: Masterton Hall Stairway

PROJECT ADDRESS: 71 Bedford Street

CHART/BLOCK/LOT: 114A-A-001

APPLICATION FEE: (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

Remove existing stairs and replace with new precast stair.

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Carol Potter for USM
 Address: 25 Bedford Street
Portland, ME 04104
 Work #: 228-8124
 Cell #: 615-182
 Fax #: 780-4538
 Home #: _____
 E-mail: cpotter@usm.maine.edu

CONSULTANT/AGENT

Name: Scott Simons Architects
 Address: 75 York Street
Portland, ME 04101
 Work #: 772-4656
 Cell #: _____
 Fax #: 828-4656
 Home #: _____
 E-mail: scott@simonsarchitects.com

Criteria for an Administrative Authorizations:

(see section 14-523(4) on pg .2 of this appl.)

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?
- l) Are there any zoning violations?
- m) Is an emergency generator located to minimize noise?
- n) Are there any noise, vibration, glare, fumes or other impacts?

Applicant's Assessment Planning Division

Y(yes), N(no), N/A

Y(yes), N(no), N/A


Y	Yes
N	No
Y	Yes
N	No
Y	n/a-private
Y	n/a
N	No
N	No
N	No
Y	Yes
Y	n/a
N	No
NA	No
N	No

Signature of Applicant:

Carol Potter

Date:

9-14-11



10.13.2011

Planning Division Use Only Authorization Granted Partial Exemption Exemption Denied

Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: Administrative Authorization**

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

Criteria for an Administrative Authorizations:
 (See Section 14-523 (4) on page 2 of this application)

Applicant's Assessment
 Y(yes), N(no), N/A

Planning Division
 Use Only

a) Is the proposal within existing structures?	Yes	Yes
b) Are there any new buildings, additions, or demolitions?	No	No
c) Is the footprint increase less than 500 sq. ft.?	Yes	Yes
d) Are there any new curb cuts, driveways or parking areas?	No	No
e) Are the curbs and sidewalks in sound condition?	Yes	n/a
f) Do the curbs and sidewalks comply with ADA?	Yes	n/a
g) Is there any additional parking?	No	No
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	Yes	Yes
k) Are there adequate utilities?	Yes	n/a
l) Are there any zoning violations?	No	No
m) Is an emergency generator located to minimize noise?	n/a	No
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

The Administrative Authorization for 71 Bedford Street was approved by Shukria Wiar, Planner, on October 13, 2011 with the following Standard Condition of Approval:

1. The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703) prior to the start of any construction.



Certificate of Design Application

From Designer: BEVER STRUCTURAL ENGINEERS
 Date: 10/20/11
 Job Name: MASTERION HALL STAIRWAY PROJECT
 Address of Construction: USM BEDFORD STREET, PORTLAND MAINE

2009
2003 International Building Code

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

Building Code & Year 2009 IBC Use Group Classification (s) N/A

Type of Construction N/A

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC N/A

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

Supervisory alarm System? N/A Geotechnical/Soils report required? (See Section 1802.2) N/A

Structural Design Calculations

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

COMPLETED 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
STAIRS	100 PSF

Wind loads (1603.1.4, 1609)

- N/A Design option utilized (1609.1.1, 1609.6)
- N/A Basic wind speed (1809.3)
- N/A Building category and wind importance Factor, I_w , table 1604.5, 1609.5)
- N/A Wind exposure category (1609.4)
- N/A Internal pressure coefficient (ASCE 7)
- N/A Component and cladding pressures (1609.1.1, 1609.6.2.2)
- N/A Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

- N/A Design option utilized (1614.1)
- N/A Seismic use group ("Category")
- N/A Spectral response coefficients, S_D & S_I (1615.1)
- N/A Site class (1615.1.5)

Flood loads (1803.1.6, 1612)

- N/A Flood Hazard area (1612.3)
- N/A Elevation of structure

Other loads

- N/A Concentrated loads (1607.4)
- N/A Partition loads (1607.5)
- N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Certificate of Design

Date: 10.20.2011

From: HARAT HEBURN, SCOTT SIMONS ARCHITECTS

These plans and / or specifications covering construction work on:

MASTERTON HAW STAIRWAY, USM, BEDFORD STREET, PORTLAND, ME.

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2009 ~~2005~~ *International Building Code* and local amendments.



Signature: [Handwritten Signature]

Title: Principal

Firm: SCOTT SIMONS ARCHITECTS

Address: 75 YORK STREET

PORTLAND, ME. 04101

Phone: 207.772.4656

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-10-2569-ALTCOMM	Date Applied: 10/20/2011	CBL: 114A- A-001-001	
Location of Construction: 96 FALMOUTH ST	Owner Name: USM -Carol Potter	Owner Address: 107 MAINE AVE BANGOR, ME 04401	Phone: 228-8124
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name: Wendy Chase	Phone: 780-4964	Permit Type: BLDG - Building	Zone: USM Overlay & R-5
Past Use: University	Proposed Use: Same: University - Masterton Hall - remove existing deteriorating stairs, landing & foundation and replace with cast in place concrete	Cost of Work: \$90000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt [unclear] 11/11/11</i>	Inspection: Use Group: <i>B</i> Type: <i>N/A</i> <i>IBC-2009</i> Signature: <i>[unclear]</i>
Proposed Project Description: Stairway Project	Pedestrian Activities District (P.A.D.) <i>11/30/11</i>		

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>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Admin. Authorization <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK [unclear] 11/11/11</i>	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: <i>[unclear]</i>
	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 appication 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

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.**

Footings prior to pouring concrete

Periodic Foundation/Rebar

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-10-2569-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. If any portion of the stair has a height off grade of greater than 30" a guardrail will be required at 42"
3. An intermediate handrail is not required as this stair is not a required means of egress as confirmed with the architect.

Fire

1. All means of egress to remain accessible at all times.



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.

*R-5
USM overlay*

Location/Address of Construction: 71 Bedford Street, Masterton Hall, USM		
Total Square Footage of Proposed Structure/Area 380 square feet	Square Footage of Lot 420,000 square feet	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 114 AA001	Applicant * must be owner, Lessee or Buyer* Name Carol Potter for University of Southern Maine Address 25 Bedford Street City, State & Zip Portland, ME 04104	Telephone: 228-8124
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 90,000 C of O Fee: \$ 75 Total Fee: \$ 995.00
Current legal use (i.e. single family) <u>Education , Institutional</u> If vacant, what was the previous use? Proposed Specific use: <u>stairs</u> Is property part of a subdivision? <u>no</u> If yes, please name Project description: Remove existing deteriorating concrete stairs, landing and foundations. Replace with new cast-in-place concrete foundation, precast stairs and galvanized handrails. Stairs located exterior to building.	RECEIVED OCT 20 2011 Dept. of Building Inspections City of Portland Maine	
Contractor's name: <u>TBD</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>Wendy Chase</u>		Telephone: <u>780-4964</u>
Mailing address: <u>25 Bedford Street, Portland, ME 04104</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.

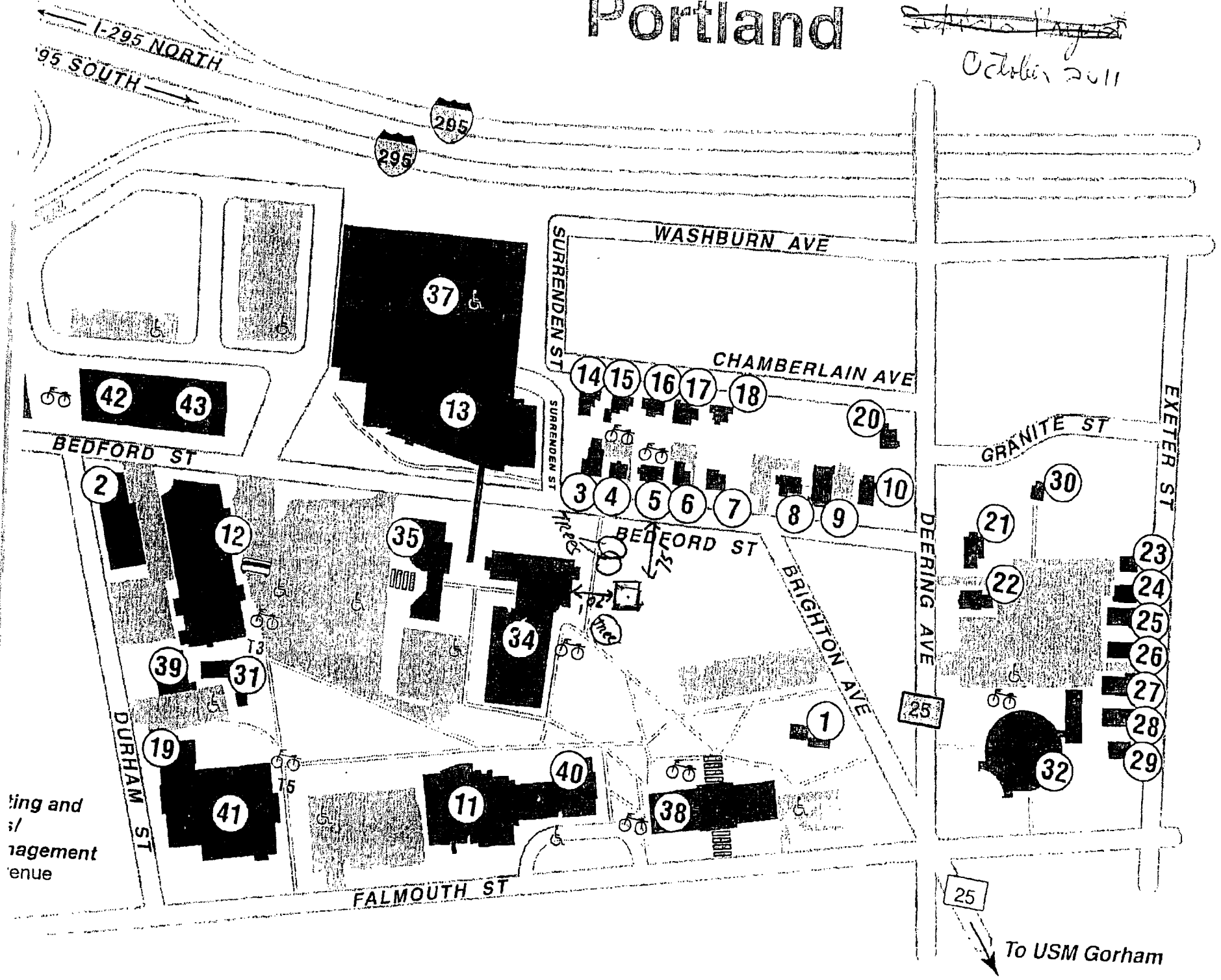
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: Carol Potter Date: 10-20-11

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

Portland

~~October 2011~~
October 2011



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s/
agement
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To USM Gorham