

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BU **DB** IATION

**PERMIT**

**PERMIT ISSUED**

Permit Number: 100650

Please Read Application And Notes, If Any, Attached

This is to certify that Clearwater Realty Llc /n/a JUL - 7 2010  
has permission to Renovations of office (Architect Firm) for new tenancy (Small Business Development)  
AT 501 Forest Ave CB 127 005001 Portland

provided that the person or persons, firm or corporation accounting 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 written permission procured before this building or part thereof is lath or other red-in. 24 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. CAPT. R. [Signature]

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

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

Other \_\_\_\_\_

Department Name

*[Signature]*  
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

Permit No: 10-0656	Issue Date:	CBL: 127 A005001
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Location of Construction: 501 Forest Ave	Owner Name: Clearwater Realty Llc	Owner Address: 13 Broadmoor Dr	Phone: 207-329-9761
Business Name: USM - Facilities Management	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2b

Past Use: Commercial / Office and Business Service - USM (#06-0683)	Proposed Use: Commercial / Office: Renovations of office (USM #06-0683) for new tenant (Small Business Development).	Permit Fee: \$2,095.00	Cost of Work: \$200,000.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <b>B</b> Type: <b>2B</b> <b>IBC 2003</b>	

Proposed Project Description: Renovations of office ( <del>Architectural Firm</del> ) for new tenant (Small Business Development). <i>usm</i>	Signature: <i>KG</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: gg	Date Applied For: 06/03/2010	<b>Zoning Approval</b>
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- 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 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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>with conditions</i> Date: <i>6/9/10</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" 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 Date:
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**PERMIT ISSUED**

JUL - 7 2010

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
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 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   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**

**NOTE: There is a \$75.00 fee per inspection at this point.**

**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**

JUL - 7 2010

City of Portland

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

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

Permit No: 10-0656	Date Applied For: 06/03/2010	CBL: 127 A005001
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Location of Construction: 501 Forest Ave	Owner Name: Clearwater Realty Llc	Owner Address: 13 Broadmoor Dr	Phone: 207-329-9761
Business Name: USM - Facilities Management	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial / Office: Renovations of office (USM #06-0683) for new tenant (Small Business Development).	Proposed Project Description: Renovations of office (USM) for new tenant (Small Business Development).
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/09/2010

**Note:** **Ok to Issue:** ✓

- 1) Separate permits shall be required for any new signage.
- 2) 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:** Tammy Munson      **Approval Date:** 07/07/2010

**Note:** **Ok to Issue:** ✓

- 1) The basement is NOT approved as habitable space.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 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:** 06/16/2010

**Note:** **Ok to Issue:** ✓

- 1) Means of egress shall have signs in accordance with Section 7.10 of NFPA 101.
- 2) Fire extinguishers required. Installation per NFPA 10
- 3) Any cutting or welding and hot work taking place in a commercial building requires a separate "Hot Work Permit" from the Fire Department.
- 4) All construction shall comply with NFPA 1 and 101.

**Comments:**

6/9/2010-gg: Entered pdf in the system. /gg

**PERMIT ISSUED**

JUL - 7 2010

City of Portland



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

June 2 2010

Received from Universal Building Services

Location of Work 500 Forest Ave

Cost of Construction \$ \_\_\_\_\_ Building Fee: 200.00

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: 75.00

Total: 2,095.00

Building (1L)  Plumbing (1S) \_\_\_\_\_ Electrical (1Z) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 195, A005

Check #: 0662500 Total Collected: 2,095.00

**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

100656



# 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>501 FOREST AVE</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Clearwater Realty, LLC</u> Address <u>13 Broadmoor Dr</u> City, State & Zip <u>Lumberland Center ME 04021</u>	Telephone: <u>207-329-9761</u>
<u>127      A      005</u>		
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>University of Southern Maine</u> Address <u>P.O. Box 9300</u> City, State & Zip <u>Portland ME 04104</u>	Cost Of Work: \$ <u>200,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>2095</u>
Current legal use (i.e. single family) If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? _____ If yes, please name _____ Project description:	<u><del>Small business development</del> USM - #06-063 Office Warehouse office to office Renovation for new tenant      Small Business Development</u>	
Contractor's name: <u>TO BE DETERMINED</u>	<u>received PPF and entered</u>	
Address: _____	66	
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: [Handwritten Signature] Date: 6-2-2010

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



# Certificate of Design Application

From Designer: Scott L. BENSON, SMRT, INC.  
 Date: MAY 25, 2010  
 Job Name: USM - RENOVATION OF 501 FOREST AVE.  
 Address of Construction: 501 FOREST AVE., PORTLAND 04101

## 2003 International Building Code

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

Building Code & Year IRC 2003 Use Group Classification (s) 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? YES If yes, separated or non separated or non separated (section 302.3) SEPARATED  
 Supervisory alarm System? \_\_\_\_\_ 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
<u>NA</u>	

### Wind loads (1603.1.4, 1609)

<u>NA</u>	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)

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

<u>NA</u>	Design option utilized (1614.1)
	Seismic use group ("Category")
	Spectral response coefficients, $S_D$ & $S_1$ (1615.1)
	Site class (1615.1.5)

<u>NA</u>	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)

<u>NA</u>	Flood Hazard area (1612.3)
	Elevation of structure

### Other loads

<u>NA</u>	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: May 25, 2010

From: SMBT, INC.

These plans and / or specifications covering construction work on:

501 FOREST AVE., PORTLAND FOR USM  
AND DATED APR. 30, 2010

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



Signature: Scott L. Benson

Title: PRINCIPAL / ARCH'T

Firm: SMBT, INC.

Address: 144 FORE ST.

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





# Accessibility Building Code Certificate

Designer: SCOTT L. BENSON, SMART, INC.

Address of Project: 501 FOREST AVE., PORTLAND

Nature of Project: COMMERCIAL OFFICE & PRINTING.

\_\_\_\_\_

\_\_\_\_\_

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 L. Benson

Title: PRINCIPAL / ARCHT

Firm: SMART, INC.

Address: 144 FORE ST.  
PORTLAND, 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](http://www.portlandmaine.gov)

