

Portland, Maine



Yes. Life's good here.

This Phase 3 application is for 1B Live/Work buildout in a base building previously approved in Phase 1, 2017-00612.

Engineering and Inspections Department
Michael A. Russell, MS, Director

Please see next page for notes describing the following items.

Commercial Interior Alteration Checklist

(Including change of use, tenant fit-up*, amendment and/or interior demolition)

All applications shall include the following (please check and submit all items):

Commercial Interior Alterations Checklist (this form)

General Building Permit Application completed

Plot plan/site plan showing lot lines, shape and location of all structures, off-street parking areas and noting any dedicated parking for the proposed business

Proof of Ownership or Tenancy (If tenant, provide lease or letter of permission from landlord. If owner, provide deed or purchase and sale agreement if the property was purchased within the last 6 months.)

Key plan showing the location of the area(s) of renovation within the total building footprint and adjacent tenant uses

Life Safety Plan drawn to scale, showing egress capacity, any egress windows, occupancy load, travel distances, common path distance, dead end corridor length, separation of exits, illumination and marking of exits, portables fire extinguishers, fire separations and any fire alarm or fire sprinklers systems

Existing floor plans/layouts drawn to scale, including area layout, removals, exits and stairs

Proposed floor plans/layouts drawn to scale, including dimensions, individual room uses and plumbing fixtures

Please note: All plans shall be drawn to a measurable scale (e.g., 1/4 inch = 1 foot) and include dimensions.

Construction documents prepared and stamped by a licensed architect or engineer shall be required for certain projects in accordance with the stated [Policy on Requirements for Stamped or Sealed Drawings](#).

Additional plans may also require the following (As each project has varying degrees of complexity and scope of work for repairs, alterations and renovations, some information may not be applicable. Please check and submit only those items that are applicable to the proposed project.):

Code information including use classifications, occupant loads, construction type, existing/proposed fire alarm, smoke and sprinkler protection systems, egress (exits and windows), fire separation areas and fire stopping

Demolition plans and details for each story including removal of walls and materials

Construction and framing details including structural load design criteria and/or non-structural details

New stairs showing the direction of travel, tread and rise dimensions, handrails and guardrails

Wall and floor/ceiling partition types including listed fire rated assemblies

Sections and details showing all construction materials, floor to ceiling heights, and stair headroom

New door and window schedules (include window U-factors)

Accessibility features and design details including the Certificate of Accessible Building Compliance

Project specifications manual

A copy of the State Fire Marshal construction and barrier free permits. For these requirements visit:

http://www.maine.gov/dps/fmo/plans/about_permits.html

Food service occupancies require additional plans and details for review, such as occupant load per square foot area for tables and chairs, number of fixed bar, banquet and booth seating, equipment and plumbing fixture plans with schedule, hood location and interior finish materials. Accessible seating and counter details shall be included, please refer to this site: http://www.alphaonenow.org/userfiles/resto_access_sheet.pdf

Separate permits are required for internal and external plumbing, electrical installations, heating, ventilating and air conditioning (HVAC) systems, appliances and commercial kitchen hoods.

*Tenant fit-up: construction necessary within the demising walls of a leased space, including partitions, finishes, fixtures, lighting, power, equipment, etc. making the interior space suitable for the intended occupation.

1B Live/work Buildout

Commercial Interior Alteration Checklist Notes

These notes parallel the Commercial Interior Alteration Checklist, and provide information about each topic.

Introduction

In Phase 1, the 502 Deering Center base building was permitted by #2017-00612. The 1st floor was permitted as a vanilla shell.

In Phase 2, under TI permit #2017-01492 tenant space 1A was permitted as a Bakery, tenant space 1C was permitted as a Yoga Studio, and 1C was a vacant vanilla shell.

This Phase 3 permit is to build out space 1B from vanilla shell to Live/Work unit.

Previously Permitted Drawings Resubmitted + ONE New Sheet – All previously permitted drawings are resubmitted with this permit for reference. The ONLY new sheet is A8.1 1B Live/Work Buildout.

Site Plan – See previously permitted Site Plan C2.0, no change and resubmitted with this permit for reference.

Proof of Ownership – Not applicable as the property was purchased more than 6 month ago.

Key Plan – See new sheet 6/A8.1 1B Live/Work Buildout.

Life Safety Plan

Phase 1 Base Building previously permitted: See 2&3/A0 Life Safety Plan plus Complete Code Analysis for previously permitted overall building life safety plan, including previously permitted 1 hour separation between commercial and residential/stair in walls and ceilings. No change and resubmitted with this permit for reference.

Phase 2 Tenant Improvements for 1A & 1C previously permitted – See 5/A7.1, 6/A7.1 and 7/A7.1 for rated wall types at fire separated demising wall, head of rated wall at rated ceiling detail and travel distances within tenant spaces. See 1/A7.2 for Life Safety Power and Lighting devices.

Phase 3 Live/Work Buildout for 1B – See 6/A8.1 and 7/A8.1 for rated wall types at fire separated demising walls, head of rated wall at rated ceiling detail and travel distances within tenant spaces. See 2/A8.1 for Life Safety Power and Lighting devices.

Existing Floor Plans - See previously permitted Phase 1 Base Building 1/A1.1 1st Floor Plan and Phase 2 Tenant Improvements for 1A & 1C A7.1 Floor Plan resubmitted for reference.

Proposed Floor Plans – See new sheet A8.1 1B Live/Work Buildout.

Code Information

Phase 1 Base Building previously permitted: See 2&3/A0 Life Safety Plan plus Complete Code Analysis for previously permitted overall building life safety plan, including previously permitted 1 hour separation between commercial and residential/stair in walls and ceilings. No change and resubmitted with this TI permit for reference.

Phase 2 Tenant Improvements for 1A & 1C previously permitted – See 5/A7.1, 6/A7.1 and 7/A7.1 for rated wall types at fire separated demising wall, head of rated wall at rated ceiling detail and travel distances within tenant spaces. See 1/A7.2 for Life Safety Power and Lighting devices. See updated Complete Code Analysis resubmitted for reference.

Phase 3 Live/Work Buildout for 1B - The complete Code Analysis is located on Sheet A8.1, including Proposed Zoning Text, Live/Work, Fair Housing Specifications, IBC and NFPA.

Demolition – Not applicable, none.

Construction Details

Phase 1 Base Building previously permitted: The 1st floor structural shell (slab, walls & 2nd floor) is part of the previously permitted base building, and no changes. No change and structural plans resubmitted with this permit for reference.

Phase 2 Tenant Improvements for 1A & 1C previously permitted – Non-load bearing partitions only added within previously permitted structural shell, no load bearing walls. Construction is standard wood frame, same as base building.

Phase 3 Live/Work Buildout for 1B - Non-load bearing partitions only added within previously permitted structural shell, no load bearing walls. Construction is standard wood frame, same as base building and TI for 1A & 1C.

New Stairs - Not applicable, none.

Wall & Floor Types

Phase 1 Base Building previously permitted: See 2/A1.2 for Wall Types and 3 & 4 & 5/A1.2 for Wall & Floor Intersections, no change and resubmitted with this permit for reference.

Phase 2 Tenant Improvements for 1A & 1C previously permitted – See 6/A7.1 and 7/A7.1 for rated wall types at fire separated demising wall and head of rated wall at rated ceiling detail.

Phase 3 Live/Work Buildout for 1B - See 7/A8.1 for rated wall types at fire separated demising wall. Note – rated walls separating 1B from other spaces was previously permitted with TI permit for 1A & 1C.

Sections & Details

Phase 1 Base Building previously permitted: See A 3.1 for Typical Building Sections and A 3.2 for Typical Wall Sections, no change and resubmitted with this permit for reference.

Phase 2 Tenant Improvements for 1A & 1C – Not applicable, no change to Building Sections and Wall Sections.

Phase 3 Live/Work Buildout for 1B - Not applicable, no change to Building Sections and Wall Sections.

New Window & Door Schedules

New Windows: Not applicable, no new windows. Windows included in previously permitted base building and resubmitted with this permit for reference.

New Exterior Doors – No new exterior doors. Doors included in previously permitted base building and resubmitted with this permit for reference.

New Interior Door – One new interior bathroom door, see 4/A8.1.

Accessibility

Phase 1 Base Building previously permitted ADA Bathrooms: See 2/A1.1 Enlarged ADA Bath Plan, resubmitted with this permit for reference.

Phase 2 Tenant Improvements for 1A & 1C – ADA Bathrooms revised in consultation with Access Design, Alpha One. See 3/A7.1 Enlarged ADA Bath Plan.

Phase 3 Live/Work Buildout for 1B – 1B Live/work is Fair Housing compliant. See 5/A8.1 for Fair Housing Specifications and 4/A8.1 for Enlarged Bathroom and Kitchen. See also supporting document with excerpts from the FHDM. Certificate of Accessible Building Compliance attached.

Specifications

Phase 1 Base Building previously permitted: No change and resubmitted with this permit for reference.

Phase 2 Tenant Improvements for 1A & 1C – Specifications included on sheet A7.1 Tenant Improvements.

Phase 3 Live/Work Buildout for 1B - Specifications included on sheet A8.1. Floor: Concrete slab; Perimeter Walls: GWB 1 hour fire barrier; Partition Walls: GWB; Ceiling: GWB 1 hour fire barrier.

State Fire Marshal Construction & Barrier Free Permit

Phase 1 Base Building previously permitted - Base Building previously permitted by SFM #24638. No change and resubmitted with this permit for reference.

Phase 2 Tenant Improvements for 1A & 1C - 1A & 1C previously permitted by SFM #25200. No change and resubmitted with this permit for reference.

Phase 3 Live/Work Buildout for 1B – A SFM permit has been submitted, and will be reviewed concurrently.

Interior Finishes

Phase 3 Live/Work Buildout for 1B - Floor: Concrete slab; Perimeter Walls: GWB 1 hour fire barrier; Partition Walls: GWB; Ceiling: GWB 1 hour fire barrier.