

Form # P 04

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

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING DEPARTMENT PERMIT

Permit Number: 040128

This is to certify that Pickus Owen B/Sheridan Corporation

has permission to Upgrade of ADA access issues fire rating of stair exit corridors

AT 978 Forest Ave Portland, OR 97214 143 A065001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is altered or closed-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. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

*PERMIT ABANDONED & EXPIRED 7/15/08*

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: 04-0128	Issue Date:	CBL: 143 A065001
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Location of Construction: 978 Forest Ave	Owner Name: Pickus Owen B	Owner Address: 2 Chabot St	Phone: 207-857-9311
Business Name: n/a	Contractor Name: Sheridan Corporation	Contractor Address: PO Box 359 Fairfield	Phone: 2074539311
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	Zone: RP

Past Use: Commercial	Proposed Use: Business / Upgrade of ADA access issues & fire rating of stair / exit corridor.	Permit Fee: \$1,419.00	Cost of Work: \$146,306.00	CEO District: 4
Proposed Project Description: Upgrade of ADA access issues & fire rating of stair / exit corridor - <i>interior renovations</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: <i>Permit has been abandoned + expires 1/15/10</i>	
		Signature: <i>[Signature]</i>		Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: Date:				

Permit Taken By: gg	Date Applied For: 02/13/2004	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<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 checked="" type="checkbox"/> MM	<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	<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: <i>2/25/04</i>
	Date:	Date:	Date:	Date:

## 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



09 07 6

# Commercial 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: 980 Forest Avenue		
Total Square Footage of Proposed Structure Existing Building	Square Footage of Lot n/a No change to the site	
Tax Assessor's Chart, Block & Lot Chart# 143 Block# A Lot# 65	Owner: Dr. Owen B. Pickus c/o Maine Center for Healthcare 2 Chabot Street, Westbrook, Me.	Telephone: 857-9311
Lessee/Buyer's Name (If Applicable)  n/a	Applicant name, address & telephone: The Sheridan Corporation P.O. Box 359 Fairfield, Me. 04937 Ken Lamoreaux, Dir. of Permitting (owner Agent)	Cost Of Work: <u>\$146,306.00</u> Fee: <u>\$1419.00</u>
Current Specific use: <u>Business Occupancy</u>		
Proposed Specific use: <u>Same</u>		
Project description: Upgrade of ADA access issues & Fire rating of Stair/Exit corridor. Also miscellaneous Mechanical/Electrical upgrades. No new tenant fit-up at this time.		
<i>email Mike Plans</i>		
Contractor's name, address & telephone: The Sheridan Corporation, P.O. Box 359 <sup>453-2820-FAX</sup> Fairfield, Me. 04937 (207) 453-9311		
Who should we contact when the permit is ready: <u>Ken Lamoreaux, Director of Permitting 453-9311</u>		
Mailing address:		
Phone:		

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

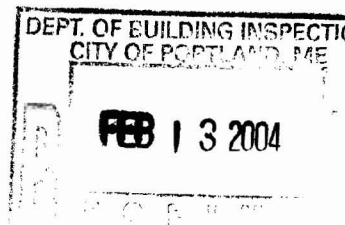
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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 of applicant: <i>Kenneth A. Luning</i>	Date: <u>2/12/04</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

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

Base fee	\$30.00
\$146,000. x \$9.00 @ K	\$1,314.00
<u>Certificate of Occupancy</u>	<u>\$75.00</u>
Total	\$1,419



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

**Card Number** 1 of 1  
**Parcel ID** 143 A065001  
**Location** 978 FOREST AVE  
**Land Use** OFFICE & BUSINESS SERVICE

**Owner Address** PICKUS OWEN B  
 2 CHABOT ST  
 WESTBROOK ME 04092

**Book/Page** 14162/230  
**Legal** 143-A-65 FOREST AVE  
 978-992 MORGAN'S COURT  
 TREMAINE ST 2-8  
 37972 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$352,590	\$566,690	\$919,280

**Building Information**

<b>Bldg #</b>	<b>Year Built</b>	<b># Units</b>	<b>Bldg Sq. Ft.</b>	<b>Identical Units</b>
1	1976	1	18283	1

<b>Total Acres</b>	<b>Total Buildings</b>	<b>Sq. Ft.</b>	<b>Structure Type</b>	<b>Building Name</b>
0.872	18283		OFFICE BUILDING - LOW-RISE	MULTIPLE TENANTS

**Exterior/Interior Information**

<b>Section</b>	<b>Levels</b>	<b>Size</b>	<b>Use</b>
1	B1/B1	7000	OFFICE BUILDING
1	01/01	10522	OFFICE BUILDING
1	A1/A1	1903	OFFICE BUILDING

<b>Height</b>	<b>Walls</b>	<b>Heating</b>	<b>A/C</b>
8		UNIT HEAT	NONE
8	FRAME	UNIT HEAT	NONE
4	FRAME	UNIT HEAT	NONE

**Building Other Features**

<b>Line</b>	<b>Structure Type</b>	<b>Identical Units</b>
2	OPEN AREA - BANK/OFFICE	1

**Yard Improvements**

<b>Year Built</b>	<b>Structure Type</b>	<b>Length or Sq. Ft.</b>	<b># Units</b>
1980	FENCE STOCKADE	1500	1
1980	ASPHALT PARKING	25000	1





CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM: Dana Sturtevant

RE: Certificate of Design

DATE: 2/14/2004

These plans and / or specifications covering construction work on:

980 FOREST AVENUE

PORTLAND, MAINE

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the BOCA National Building Code / 1999 (Fourteenth Edition) and local amendments.

(SEAL)

Signature: *Dana Sturtevant*

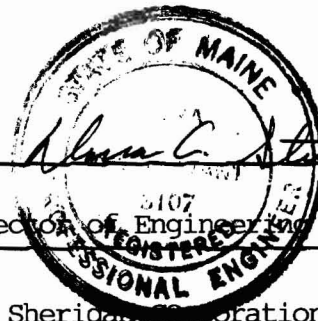
Title: Director of Engineering

Firm: The Sheridan Corporation

As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Address: P.O. Box 359, Fairfield, Me. 04937





CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: Dana Sturtevant

Address of Project: 980 Forest Avenue

Nature of Project: Upgrade of ADA issues & fire rating of Stair/Exit corridor.

also miscellaneous Mechanical/Electrical upgrades

No new tenant fit-up at this time,  
Fire alarm system to be installed with this work.

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.

(SEAL)

Signature: 

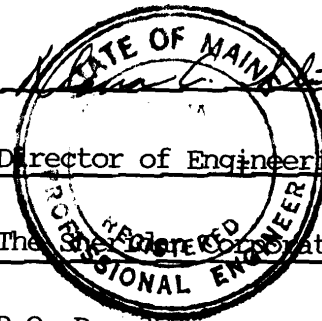
Title: Director of Engineering

Firm: The Shepley Bulfinch Association

Address: P.O. Box 359

Fairfield, Me. 04937

Phone: (207) 453-9311



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**facsimile transmittal**

**To:** Dana Sturtevant & CC/Dr. Pickus      **From:** Mike Nugent

**Fax:** 453-2820      **Date:** March 1, 2004

**Phone** 453-9311      **Pages:** 1

**Re:** 980 Forest St. (143-A-065)

Urgent     For Review     Please Comment     Please Reply     Please Recycle

.....  
I have commenced the review the submissions for Permit #040128 and need the following information/technical submissions to continue the review:

- 1) The general plans lack sufficient detail such as:
    - a) Existing Floor layout conditions
    - b) Fire Separation Assembly details with UL Listing number and rating
    - c) Door Schedule
    - d) Wall Section detail
    - e) Ceiling Assembly detail
    - f) Structural/Framing Detail for the reversed Stairway and ramp that demonstrate treads, risers, headroom, handrails/guards, load calculations, width etc.
    - g) Structural/Framing Detail for the new attic access
    - h) Handicap restroom floor plan with ADA certification
    - i) Same Detail as "f" for new exterior landing and steps
    - j) Detail of fire separation assemblies including door schedule proposed on page D2.
    - k) Provide a Framing detail for the headroom alteration / floor reconfiguration
    - l) Loading assessment of attic system to accommodate the new AC units
    - m) Fire Damper schedule.
  - 2) Need .PDF disk of the complete submissions
  - 3) Need the attached form properly completed (there is no type 6 construction)
  - 4) Have asked Steven Cole /Engineer's Licensing Board to review the scope of the project to insure that Section 114.1 of the 1999 BOCA is being complied with.
- .....





CITY OF PORTLAND  
 BUILDING CODE CERTIFICATE  
 389 Congress St., Room 315  
 Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine  
 Department of Planning & Urban Development  
 Division of Housing & Community Service

FROM DESIGNER: Dana Sturtevant

DATE: February 12, 2004

Job Name: Office Building

Address of Construction: 980 Forest Avenue, existing building no structurals changes

**THE BOCA NATIONAL BUILDING CODE / 1999 (FOURTEENTH EDITION)**

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

Building Code and Year 1999 Use Group Classification(s) Business

Type of Construction VI Bldg. Height \_\_\_\_\_ Bldg. Sq. Footage \_\_\_\_\_

Seismic Hazard Exposure Group \_\_\_\_\_ Seismic Performance Category \_\_\_\_\_

Roof Snow Load Per Sq. Ft. \_\_\_\_\_ Dead Load Per Sq. Ft. \_\_\_\_\_

Basic Wind Speed (mph) \_\_\_\_\_ Effective Velocity Pressure Per Sq. Ft. \_\_\_\_\_

Floor Live Load Per Sq. Ft. \_\_\_\_\_

Structure has full sprinkler system? Yes \_\_\_\_\_ No X Alarm System? Yes \_\_\_\_\_ No \_\_\_\_\_ <sup>to be added with this work</sup>

Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is Structure being considered unlimited area building: Yes \_\_\_\_\_ No X

If mixed use, what subsection of 313 is being considered: \_\_\_\_\_

List Occupant loading for each room or space, designed into this project. one/100th

(SEAL)

Dana Sturtevant  
 Designers Stamp & Signature  
 PROFESSIONAL ENGINEER  
 STATE OF MAINE