

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that WESTBROOK SEMINARY & JUNIOR

Located At 714 STEVENS

Job ID: 2011-04-753-ALTCOMM

CBL: 145 - - A - 003 - 001 - - - -

has permission to Do an Interior fit-up of bldg shell for new classrooms, offices, bathrooms and history room 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

Jul B Perle G.

Fire Prevention Officer

Seamus Burke 4/20/11

Code Enforcement Officer / Plan Reviewer

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



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: 2011-04-753-ALTCOMM

Located At: 714 STEVENS

CBL: 145 - - A - 003 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. Separate permits shall be required for any new signage.

Fire

1. 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.
2. Fire extinguishers are required. Installation per NFPA 10.
3. No means of egress shall be affected by this renovation.
4. All construction shall comply with City Code Chapter 10.
5. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
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. Application requires State Fire Marshal approval.
9. Fire alarm system requires a wireless master box connection per city ordinance. Masterbox design and installation shall be as approved by City Electrical Division.
10. 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.
11. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.

Building

1. 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.
2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
3. All previous conditions on approved permits apply to this approval.

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.**

1. Close In Elec/Plmb/Framing
2. Final inspection prior to occupancy, including report of special inspections

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.

City of Portland, Maine - Building or Use Permit Application

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



Job No: 2011-04-753-ALTCOMM	Date Applied: 4/6/2011	CBL: 145 - - A - 003 - 001 - - - - -	Phone:
Location of Construction: 714 STEVENS AVE	Owner Name: SEMINARY & JUNIOR WESTBROOK	Owner Address: 716 STEVENS AVE PORTLAND, ME - MAINE 04103	Phone:
Business Name:	Contractor Name: Allied Cook Construction, Allied Cook Construction	Contractor Address: P.O. Box 1396 PORTLAND MAINE 04104	Phone: (207) 772-2888
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building interior alterations	Zone: R-5
Past Use: University of New England	Proposed Use: SAME: University of New England - Goddard Hall -To do interior fit-up for classrooms and college offices	Cost of Work: \$478,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: 3B IBC-2009
		Signature: CAPT. R. Goutreau	Signature: JWB 4/20/11
Proposed Project Description: UNE Goddard Hall 714 Stevens Ave		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 3. 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.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan ___ Maj ___ Min ___ MM Date: <i>of with condition</i> <i>3/8/11</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 <i>with</i> <input 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>Any exterior work requires a separate review & approval</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 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	PHON



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>714 Stevens Ave Goodard</u>		
Total Square Footage of Proposed Structure/Area <u>13,625 SF</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>145</u> Block# <u>A</u> Lot# <u>3</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Allied Cook Const. Corp.</u> Address <u>PO BOX 1396</u> City, State & Zip <u>Portland, ME 04104</u>	Telephone: <u>772-2888</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>University of New England</u> Address <u>716 Stevens Ave</u> City, State & Zip <u>Portland ME 04103</u>	Cost Of Work: \$ <u>477,065.00</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>47875</u>
Current legal use (i.e. single family) <u>VACANT COMMERCIAL BUILDING</u> If vacant, what was the previous use? <u>COLLEGE OFFICES AND CLASSROOMS</u> Proposed Specific use: <u>COLLEGE OFFICES AND CLASSROOMS</u> Is property part of a subdivision? _____ If yes, please name <u>UNE CAMPUS</u> Project description: <u>Interior Fit up of Building Shell. New Classrooms, Offices, and Finishes.</u>		
Contractor's name: <u>Allied Cook Construction</u> Address: <u>PO BOX 1396 PORTLAND</u> City, State & Zip <u>Portland ME, 04104</u> Telephone: <u>772-2888</u> Who should we contact when the permit is ready: <u>JP Schwartz</u> Telephone: <u>415-0080</u> Mailing address: <u>PO BOX 1396 PORTLAND, ME 04104</u>		

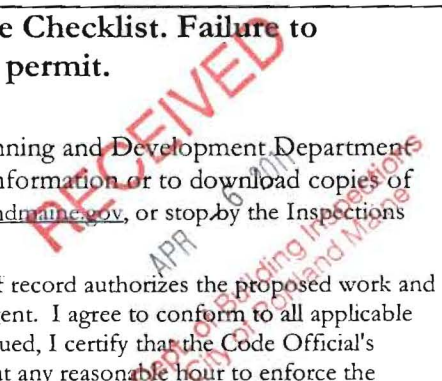
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: [Signature] Date: 4/6/11

This is not a permit; you may not commence ANY work until the permit is issued.
DANIEL S. Cook V.P.



4/6/11

Job Summary Report
Job ID: 2011-04-753-ALTCOMM

Report generated on Apr 7, 2011 9:03:31 AM

Page 1

Job Type:	Adds/Alter Commercial	Job Description:	UNE Goddard Hall 714 Stevens Ave	Job Year:	2011
Building Job Status Code:	In Review	Pin Value:	1071	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	478,000	Square Footage:			
Related Parties:	SEMINARY & WESTBROOK		<i>Property Owner</i>		
	- Allied Cook Construction Allied Cook Construction		<i>GENERAL CONTRACTOR</i>		

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
Certificate of Occupancy Fee	\$75.00		\$75.00						\$75.00
Job Valuation Fees	\$4,800.00		\$4,800.00						\$4,800.00

Location ID: 21400

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
980100	145 A 003 001		M				-70.295968	43.683186

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				714 STEVENS AVENUE NORTH

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
LITERARY & SCIENTIFIC INS		RESIDENTIAL			Historic District		DISTRICT 7	MORRILLS CORNER

Structure Details

Structure: Interior demo connected w/ permit#101504

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Schools and Other Educational Buildings	0			714 STEVENS AVENUE NORTH

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value
						State ID	80otght;la

in Que



Certificate of Design Application

From Designer:

Port City Architecture - LITA Semprou

Date:

4/5/11

Job Name:

Goddard Hall Interior Renovations

Address of Construction:

716 Stevens Avenue, PORTLAND

2003 International Building Code

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

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

Type of Construction 3B

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) No

Structural Design Calculations

_____ 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

Interior fit - see Permit for
Goddard Exterior Shell
submitted Dec. 2010 Issued 1/26/11
for all structural questions

- _____ 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_R (1608.4)
- _____ Seismic design category (1616.3)
- _____ Basic seismic force resisting system (1617.6.2)
- _____ Response modification coefficient, R_f 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)

Earth design data (1603.1.5, 1614-1623)

- _____ Design option utilized (1614.1)
- _____ Seismic use group ("Category")
- _____ Spectral response coefficients, S_D s & S_D1 (1615.1)
- _____ Site class (1615.1.5)

Flood loads (1803.1.6, 1612)

- _____ Flood Hazard area (1612.3)
- _____ Elevation of structure

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)



New Commercial 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 bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separations
- Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IECC 2003
- Complete the Accessibility Certificate and The Certificate of Design
- A statement of special inspections as required per the IBC 2003
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

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

Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of $\geq 1" = 20'$ on paper $\geq 11" \times 17"$
- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- Location and dimensions of parking areas and driveways, street spaces and building frontage
- Finish floor or sill elevation (based on mean sea level datum)
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Existing and proposed grade contours
- Silt fence (erosion control) locations

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)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- 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.

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, 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.



Accessibility Building Code Certificate

Designer:

PORT City Architecture - LITA Semrau
ONE

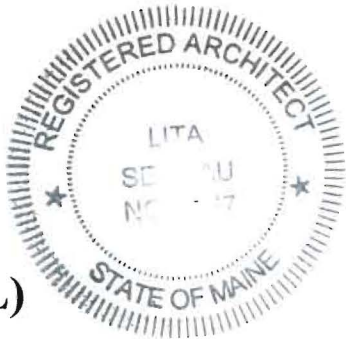
Address of Project:

716 Stevens Ave

Nature of Project:

Interior fitout of Goddard
Hall

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.



(SEAL)

Signature:

[Handwritten Signature]

Title:

Vice President

Firm:

PORT City Architecture

Address:

65 Newbury Street
PORTLAND, ME

Phone:

207-761-9000

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



Certificate of Design

Date:

April 4 / 2011

From:

PORT CITY ARCHITECTURE

These plans and / or specifications covering construction work on:

Goddard Hall interior fitout

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



(SEAL)

Signature:

[Handwritten Signature]

Title:

Vice President

Firm:

PORT CITY ARCHITECTURE

Address:

65 Newbury St

PORTLAND, ME

Phone:

207-761-9000

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Boundaries of the Westbrook College Historic District

DEC 1977

