

Portland, Maine



Yes. Life's good here.

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

## 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](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](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.

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## Certificate of Accessible Building Compliance

*All facilities for the use of a public entity shall be readily accessible by individuals with disabilities.*

Project Name: PWM Vertical Circulation Improvement Project Address: 1001 Westbrook Street (947 Westbook Steet)

Classification:  Title II (State/Local Government)  Title III (Public Accommodation/Commercial Facility)

### New Building

- Americans with Disabilities Act (ADA)  
 Maine Human Rights Act (MHRA)  
 Barrier Free Certification (\$75,000+ scope of work)  
 State Fire Marshal Plan Review Approval

### Alteration/Addition

- Existing Building Completion date:  
 Original Building: 1967  
 Addition(s)/Alteration(s): Bathrooms were renovated in 1993  
 Americans with Disabilities Act (ADA)  
 Path of Travel  Yes  No  
 Maine Human Rights Act (MHRA)  
 Exceeds 75% of existing building replacement cost  
 Barrier Free Certification (\$75,000+ scope of work)  
 State Fire Marshal Plan Review Approval

### Occupancy Change/Existing Facility

- New Ownership – Readily Achievable Barrier Removal: \_\_\_\_\_

### Residential

- Americans with Disabilities Act (ADA)  
 Fair Housing Act (4+ units, first occupancy)  
 Maine Human Rights Act (MHRA)  
 Covered Multifamily Dwelling (4+ units)  
 Public Housing (20+ units)  
 Uniform Federal Accessibility Standards (UFAS)  
 None, explain: \_\_\_\_\_

### Contact Information:

Design Professional:

David Lay

Signature

*(This is a legal document and your electronic signature is considered a legal signature per Maine state law.)*

Name: SMRT

Address: 144 Fore Street

PO Box 618 Portland, Maine 04104

Phone: 207.321.3830

Maine Registration #: 2502

Owner:

City of Portland - Portland International Jetport

Signature

*(This is a legal document and your electronic signature is considered a legal signature per Maine state law.)*

Name: Laurie Leader/Charles Norton

Address: 1001 Westbrook Street

Portland, ME 04102

Phone: 207.756.8315 or 207.720.0213



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### General Building Permit Application

Project Address: 1001 Westbrook Street (947 Westbook Steet)

Tax Assessor's CBL: 199 A001 002 Cost of Work: \$ 2,100,000  
Chart # Block # Lot #

Proposed use (e.g., single-family, retail, restaurant, etc.): Same - Interior Renovations of Airport Terminal

Current use: Airport Terminal Past use, if currently vacant: \_\_\_\_\_

Commercial       Multi-Family Residential       One/Two Family Residential

Type of work (check all that apply):

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> New Structure          | <input type="checkbox"/> Foundation Only               | <input type="checkbox"/> Change of Ownership - Condo Conversion |
| <input type="checkbox"/> Addition               | <input type="checkbox"/> Fence                         | <input type="checkbox"/> Change of Use                          |
| <input checked="" type="checkbox"/> Alteration  | <input type="checkbox"/> Pool - Above Ground           | <input type="checkbox"/> Change of Use - Home Occupation        |
| <input type="checkbox"/> Amendment              | <input type="checkbox"/> Pool - In Ground              | <input type="checkbox"/> Radio/Telecommunications Equipment     |
| <input type="checkbox"/> Shed                   | <input type="checkbox"/> Retaining Wall                | <input type="checkbox"/> Radio/Telecommunications Tower         |
| <input type="checkbox"/> Demolition - Structure | <input type="checkbox"/> Replacement Windows           | <input type="checkbox"/> Tent/Stage                             |
| <input type="checkbox"/> Demolition - Interior  | <input type="checkbox"/> Commercial Hood System        | <input type="checkbox"/> Wind Tower                             |
| <input type="checkbox"/> Garage - Attached      | <input type="checkbox"/> Tank Installation/Replacement | <input type="checkbox"/> Solar Energy Installation              |
| <input type="checkbox"/> Garage - Detached      | <input type="checkbox"/> Tank Removal                  | <input type="checkbox"/> Site Alteration                        |

Project description/scope of work (attach additional pages if needed):

Vertical circulation improvements include proposed stairs, escalator and two new elevators to improve passenger movement. Work includes demolition of existing stairs and escalator with the relocation of the stairs and escalator approximately 40 feet east. In addition, four existing bathrooms will be renovated.

Applicant Name: Portland International Jetport : Laurie Leader/Charles Norton Phone: (207) 756 - 8315

Address: 1001 Westbrook Street Email: lrl@portlandmaine.gov and cnorton@portlandmaine.gov

Lessee/Owner Name (if different): \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Contractor Name (if different): Project will be going out to bid in early 2018 Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

*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: Laurie R Leader Date: 12/22/2017

*This is a legal document and your electronic signature is considered a legal signature per Maine state law.*

**Review of this application will not begin until the permit payment is received. This is not a permit. Work may not commence until the permit is issued.**



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**Electronic Signature and Fee Payment Confirmation**

This is a legal document and your electronic signature is considered a legal signature per Maine state law. You will receive an e-mailed invoice from our office which signifies that your electronic permit application has been received and is ready for payment. Please pay by one of the following:

- Electronic check or credit card: [portlandmaine.gov/payyourpermit](http://portlandmaine.gov/payyourpermit)
- Over the phone at (207) 874-8703
- Drop off to Room 315, City Hall
- Mail to:

*Fee waived*

**City of Portland  
Permitting and Inspections Department  
389 Congress Street, Room 315  
Portland, Maine 04101**

By signing below, I understand the review process starts once my payment has been received. After all approvals have been completed, my permit will be issued via e-mail. Work may not commence until permit is issued.

Applicant Signature: *Laurie Luedke* Date: *12/22/2017*

I have provided electronic copies and sent them on: \_\_\_\_\_ Date: \_\_\_\_\_

**NOTE:** All electronic paperwork must be delivered to [permitting@portlandmaine.gov](mailto:permitting@portlandmaine.gov) or with a thumb drive to the office.

**If you or the property owner owes taxes or user charges on property within the City, payment arrangements must be made before a permit application is accepted.**

## BUILDING PERMIT SUPPLEMENT

### Important Lead-Safe Building Practices & Resources

If you're working on homes, schools or day care centers built pre-1978, you now must be EPA Lead-Safe Certified.

Avoid risk of government fines and civil liability, plus gain competitive advantage as a lead-safe certified contractor.

Submit an application to certify your firm for five years. A one-day Renovation, Repair and Painting (RRP) class will also certify your renovators for five years.



Lead is toxic to adults and especially to children living in a home. Improper removal of lead paint may also poison the person removing it and their family.

- ✓ Keep others, especially children and pregnant women, out of the work area.
- ✓ Keep all dust contained inside the work space. Create barriers between the work area and living space.
- ✓ Protect yourself and your workers from dust and debris.
- ✓ Clean up dust in lead-safe ways.

#### **RESOURCES**

**Maine DEP (general lead information).....** [www.state.me.us/rwm/lead](http://www.state.me.us/rwm/lead); (800) 452-1942  
**Renovation Repair Painting Classes (RRP)...** [www.maine.gov/dep/rwm/trainingcal.shtml](http://www.maine.gov/dep/rwm/trainingcal.shtml)  
**Information for Landlords.....** [www.maine.gov/dep/rwm/lead/landlords.html](http://www.maine.gov/dep/rwm/lead/landlords.html)

This program is made possible with funding from the Lead Poisoning Prevention Fund, State of Maine.