

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 080221

Please Read Application And Notes, If Any, Attached

This is to certify that DELTA AIR LINES INC DELTA 852 CORP TAX/Ledgewood Const

has permission to PHASE II Construct new 5 level parking structure addition to existing parking operations building

AT 1001 WESTBROOK ST 208 A001002

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this 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 procured before this building or part thereof is started or otherwise closed-in.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED FOR NOT REQUIRED.
MAY 27 2008
CITY OF PORTLAND

OTHER REQUIRED APPROVALS

Fire Dept. Greg Cass

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature] 5/20/08
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

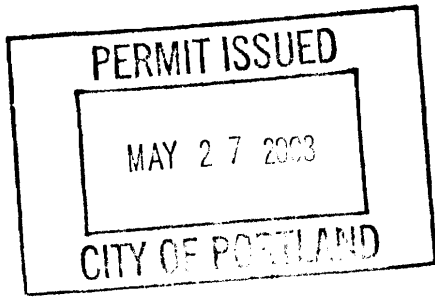
Permit No: 08-0221	Issue Date:	CBL: 208 A001002
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Location of Construction: 1001 WESTBROOK ST	Owner Name: DELTA AIR LINES INC DEPT 85	Owner Address: PO BOX 45852	Phone:
Business Name:	Contractor Name: Ledgewood Construction / Clint Gen	Contractor Address: 27 Maine St. Portland	Phone 2077671866
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: AF

Past Use: Parking Garage - Permit for Demolition to be applied for on seperate permit	Proposed Use: Parking Garage - PHASE II Construct new 5 level parking structure & addition to existing parking operations building	Permit Fee: \$156,395.00	Cost of Work: \$15,629,935.00	CEO District: 3
Proposed Project Description: PHASE II Construct new 5 level parking structure & addition to existing parking operations building		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>S2</i> Type: <i>3B</i> <i>5/20/08</i> <i>Clint Gen</i>	
		Signature: <i>Craig Cross</i>		
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: Idobson	Date Applied For: 03/10/2008	Zoning Approval		
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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..



Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 12 zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i># 2006-0093</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>5/20/08</i>	<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: _____	<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>S</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	PHONE



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>JETPORT PARKING GARAGE, 1001 WESTBROOK ST</u>		
Total Square Footage of Proposed Structure/Area <u>324,000 SF</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>208</u> Block# <u>A</u> Lot# <u>1</u>	Applicant * must be owner, Lessee or Buyer* Name <u>LEDGEWOOD CONSTRUCTION</u> Address <u>27 MAIN ST</u> City, State & Zip <u>S. PORTLAND, ME</u>	Telephone: <u>207-767-1866</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>CITY OF PORTLAND</u> Address City, State & Zip	Cost Of Work: \$ <u>15,629,935</u> C of O Fee: \$ <u>75-</u> Total Fee: \$ <u>156,395</u>
Current legal use (i.e. single family) <u>PARKING GARAGE</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>CONSTRUCT NEW 5 LEVEL PARKING STRUCTURE AND ADDITION TO EXISTING PARKING OPERATIONS BUILDING.</u> <u>• PERMIT FOR DEMOLITION OF EXISTING GARAGE TO BE FILE SEPARATE.</u>		
Contractor's name: <u>LEDGEWOOD CONSTRUCTION</u> Address: <u>27 MAIN ST</u> City, State & Zip <u>SOUTH PORTLAND, ME 04106</u> Telephone: <u>767-1866</u> Who should we contact when the permit is ready: <u>CLINT BENDREAU</u> Telephone: <u>415-7992</u> Mailing address: <u>SAME</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.

MAR 10 2008

Signature:  Date: 3/10/08

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

208 A

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

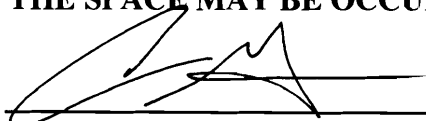
A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- 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.
- Underground electrical inspection prior to pouring concrete
- The final report of Special Inspections shall be submitted prior to the issuance of the Certificate of Occupancy

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

5/27/08

Date



5/27/08

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0221	Date Applied For: 03/10/2008	CBL: 208 A001002
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Location of Construction: 1001 WESTBROOK ST	Owner Name: DELTA AIR LINES INC DEPT 852	Owner Address: PO BOX 45852	Phone:
Business Name:	Contractor Name: Ledgewood Construction / Clint Gen	Contractor Address: 27 Maine St. Portland	Phone: (207) 767-1866
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Parking Garage - PHASE II Construct new 5 level parking structure & addition to existing parking operations building	Proposed Project Description: PHASE II Construct new 5 level parking structure & addition to existing parking operations building
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 03/10/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
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: Mike Nugent	Approval Date: 05/20/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Greg Cass	Approval Date: 03/12/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.			
2) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.			
3) All construction shall comply with NFPA 101			
4) Application requires State Fire Marshal approval.			

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 06/27/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Dept: Fire	Status: Approved	Reviewer: Cptn Greg Cass	Approval Date: 06/12/2006
Note:			Ok to Issue: <input type="checkbox"/>
1) Maintain Fire Dept. access and egress at all times during construction			

Dept: DRC	Status: Approved with Conditions	Reviewer: Philip DiPierro	Approval Date: 05/16/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Dept: Planning	Status: Approved with Conditions	Reviewer: Richard Knowland	Approval Date: 05/16/2008
Note:			Ok to Issue: <input type="checkbox"/>

Location of Construction: 1001 WESTBROOK ST	Owner Name: DELTA AIR LINES INC DEPT 852	Owner Address: PO BOX 45852	Phone:
Business Name:	Contractor Name: Ledgewood Construction / Clint Gen	Contractor Address: 27 Maine St. Portland	Phone (207) 767-1866
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

1) The updated letters from the Maine Department of Conservation, the Maine Department of Inland Fisheries and Wildlife and the Maine Historic Preservation Commission shall be submitted referencing the stormwater pond site for Planning Staff review and approval.

The applicant shall conduct a traffic study of the Congress Street/International Drive and Johnson Road/Jetport Drive following the re-opening of the Maine Turnpike Bridge, as stated in Mr. Thomas Errico's August 10, 2007 memorandum. If deficiencies are identified, the applicant shall be responsible for implementing a mitigation plan reviewed and approved by the City. The site plan approval is subject to a traffic monitoring period, six months from issuance of a certificate of occupancy that ensures the effective operation of all traffic improvements. If during that time the City determines the improvements are not functioning as required to meet City standards, the Applicant shall be required to modify the improvements as directed by the City.

The applicant shall submit a revised lighting plan, which shall clearly indicate the location of all light fixtures; the type, manufacturer's name and model number; and height of all pole mounted fixtures, subject to the final staff review and approval, including approval of fluorescent fixtures.

Report on enplanements shall be provided by the applicant, and in the event that annual enplanements exceed 800,000 enplanements, the Jetport shall apply for an amended Traffic Movements Permit to the City under its delegated review authority.

The applicant shall submit evidence of adequate financial capacity including verification that the Jetport bonding capacity is available to carry out the project.

Comments:

4/6/2008-ldobson: I have commenced the review and require the following additional information: 4/6/2008 4:41:12 PM

1) Please advise of the extent of Fire Supression in the existing and proposed garage. The plans and specs indicate that the addition will have a dry sprinkler system, does this already exist in the phase I area?

2) The "A" series plans are not stamped.

3) Please provide floor plans of the existing and proposed garage that demonstrate compliance with Chpater 10 (Egress) of the 2003 IBC.

4) Please provide a height and area summary that establishes compliance with Section 406.3.5 and 6.

5) Please provide elevations and calculations that establishes compliance with Section 406.3.3.1 (Openings)

6) Will standby power be provided in compliance with Section 1007.2.1?

7)Was a waiver requested to use the Seismic standards for the 2006 IBC?

Thanks

Mike Nugent
Consulting Plans Examiner
City of Portland

Location of Construction: 1001 WESTBROOK ST	Owner Name: DELTA AIR LINES INC DEPT 852	Owner Address: PO BOX 45852	Phone:
Business Name:	Contractor Name: Ledgewood Construction / Clint Gen	Contractor Address: 27 Maine St. Portland	Phone (207) 767-1866
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

4/17/2008-ldobson: 4/17/2008 3:20:49 PM I am flying out for a week tonight. If the project needs begin prior to my return on the 24th and if the initial questions are satisfactorily addressed, I would have no objections to a "foundation Only" permit.

Thanks

>>> "George Katsoufis" <gkatsoufis@dhkinc.com> 04/16/08 10:15 AM >>>

Mike,

By the end of this week, we plan to submit to the City a package that contains either drawing sheets or written responses to the points mentioned below. Please consider this package an Appendix to the building permit application.

We will also include a copy of the drawings we presented to you a year back, not only to refresh your memory, but mainly for reference purposes. For example, since we went through detailed calculations of the openness of the four facades back in 2006, and since the facades have not changed, we do not see any objective in redoing all those calculations. Instead, we will spot check areas to highlight the similarities between the 2007 design and the final one.

In addition, we are also in the process of preparing another submission for a Partial Occupancy Permit. This second package will be submitted to the City by mid-May. Our intention is that it will present the conditions and extents of code-compliant occupiable space before the date of substantial completion, while addressing most, if not all, of the seven items you have listed below.

Thank you,

George Katsoufis, LEED AP
Project Manager
Domenech Hicks & Krockmalnic Architects
155 Mass. Ave., Boston, MA 02115
T: 617-267-6408 / F: 617-267-1990
gkatsoufis@dhkinc.com
www.dhkinc.com

Location of Construction: 1001 WESTBROOK ST	Owner Name: DELTA AIR LINES INC DEPT 852	Owner Address: PO BOX 45852	Phone:
Business Name:	Contractor Name: Ledgewood Construction / Clint Gen	Contractor Address: 27 Maine St. Portland	Phone (207) 767-1866
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

5/3/2008-ldobson: 5/3/2008 1:06:54 PM With regard to the response to the Elevator Emergency power question from Maegan Crowley, she references the 2006 Code for her compliance statement, please have her look at with question with the 2003 Code and provide a response.

Thanks!

>>> "George Katsoufis" <gkatsoufis@dhkinc.com> 04/17/08 4:28 PM >>>

Mike,

Please see attached memos which respond to items (1),(6) and (7). We are working on the rest and will submit them in a couple of days. Hope this is enough for the "foundation only" permit.

Thank you,

George Katsoufis, LEED AP
Project Manager
Domenech Hicks & Krockmalnic Architects
155 Mass. Ave., Boston, MA 02115
T: 617-267-6408 / F: 617-267-1990
gkatsoufis@dhkinc.com
www.dhkinc.com

5/15/2008-mes: PLANNING SIGNED OFF ON THE SITE PLAN - HAVE STAMPED SITE PLAN - CAN ISSUE PERMIT

5/19/2008-jmb: On hold until Planning and DRC approve....sent email to Phil D.

3/10/2008-mes: HOLD for planning final sign-off and submittal of a stamped approved from planning. DON'T ISSUE PERMIT UNTIL WE GET BOTH FROM PLANNING. I moved the permit on to Fire for furthe reviews in the mean time.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

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A Pre-construction Meeting will take place upon receipt of your building permit.

Signature of Inspections Official

Date



Certificate of Design Application

From Designer: Arnold Krockmalnic
 Date: February 15, 2008
 Job Name: Portland Jetport Parking Garage Phase-II
 Address of Construction: 1001 Westbrook Street, Portland, Maine 04102

2003 International Building Code

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

Building Code & Year: IBC 2003 Use Group Classification (S): S-2
 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? No If yes, separated or non separated or non separated (section 302.3): N/A
 Supervisory alarm system? Yes Geotechnical/Soils report required? (See Section 1802.2): Yes

Structural Design Calculations

Completed Submitted for all structural members (1603.1, 1603.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (1603.11, 1803)

Floor Area Use	Loads Shown
Passenger Vehicles	40 psf
Stairs	100 psf

Wind loads (1603.1.4, 1609) ASCE 7-02

Design option utilized (1603.1.1, 1609.4)
 100 Mph Basic wind speed (1609.3)
 1.0 Building category and wind importance Factor K_d (Table 1603.5, 1609.5)
 C Wind exposure category (1609.4)
 +/- 0.18 Internal pressure coefficient (ASCE 7)
 Per ASCE 7-02 Component and/or drag pressure (1609.1.1, 1609.6.2.2)
 28 psf MAX Main force wind pressure (1603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

Equiv. Force Design option utilized (1614.1)
 I Seismic risk group "Category"
 0.296, 0.113 Spectral response coefficients, S_S & S_D (1615.1)
 C Soil type (1615.3)

Yes Live load reduction
40 psf Roof live loads (1603.1.2, 1607.11)
50 psf + Drift Roof snow loads (1603.7.1, 1608)
60 psf Ground snow load P_g (1608.2)
50 psf + Drift If $P_g > 10$ psf, flat roof snow load P_f
 1.0 If $P_g > 10$ psf, snow exposure factor C_e
 1.0 If $P_g > 10$ psf, snow load importance factor C_t
 1.2 Roof thermal factor C_{tr} (1608.4)
 N/A Sloped roof snowload P_s (1608.5)
 B Seismic design category (1616.3)
 Moment Frame* Basic seismic force resisting system (1617.6.2)
 3.0 Response modification coefficient R and deflection amplification factor C_d (1617.6.2)
 Equiv. Force Analysis procedure (1616.6, 1617.5)
 N/A Design base shear (1617.4, 1617.5.1)
 Flood loads (1803.1.6, 1612)
 N/A Flood Hazard area (1612.1)
 N/A Elevation of structure
 Other loads
 N/A Concentrated loads (1607.1)
 N/A Partition loads (1607.5)
 N/A Misc. loads (Table 1607.5, 1607.6.1, 1607.7, 1607.12, 1607.13, 1609, 1611, 1611.3a, 1)

* Steel not specifically detailed for Seismic Resistance per Table 1617.6.2



Certificate of Design

Date: February 17, 2008

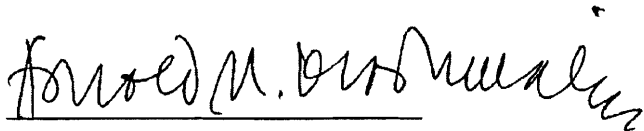
From: Arnold Krockmalnic

These plans and / or specifications covering construction work on:

Portland International Jetport for Phase-II Parking Garage

of the facility

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: 

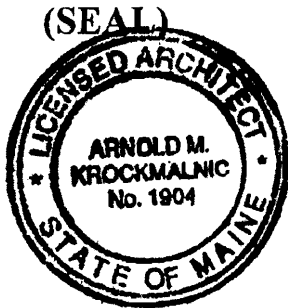
Title: Principal Architect

Firm: Domenech Hicks & Krockmalnic, Inc.

Address: 155 Massachusetts Avenue,

Boston, MA 02115

Phone: 617-267-6408



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



Accessibility Building Code Certificate

Designer: Domenech Hicks & Krockmalnic, Inc.

Address of Project: Portland International Jetport, 1001 Westbrook St., Portland, Maine

Nature of Project: Phase-II Parking Garage

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: Arnold M. Krockmalnic

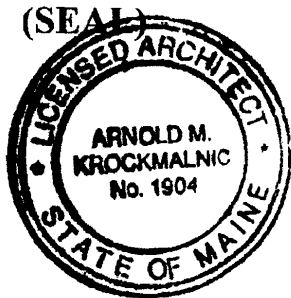
Title: Principal Architect

Firm: Domenech Hicks & Krockmalnic, Inc

Address: 155 Massachusetts Avenue,

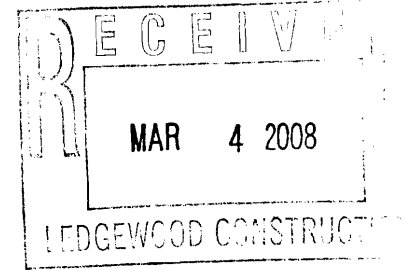
Boston, MA 02115

Phone: 617-267-6408



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Project: Phase 2 - Parking Garage, Portland International Jetport
Date Prepared: 2/25/08



Structural Statement of Special Inspections

Project: Phase 2 - Parking Garage, Portland International Jetport

Location: Portland International Jetport, Portland, Maine

Owner: City of Portland, Maine

This Statement of Special Inspections encompasses the following discipline: **Structural (Foundation & Superstructure)**

This Statement of Special Inspections is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Structural Special Inspection Coordinator (SSIC) and the identity of other approved agencies to be retained for conducting these inspections and tests.

The Structural Special Inspection Coordinator shall keep records of all Structural inspections and shall furnish inspection reports to the Building Code Official (BCO) and the Structural Registered Design Professional in Responsible Charge (SRDP). Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Structural Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Structural Registered Design Professional in Responsible Charge at an interval determined by the SSIC and the BCO.

A Final Report of Special Inspections documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted to the BCO prior to issuance of a Certificate of Use and Occupancy.

Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: Upon request of Building Official or per attached schedule

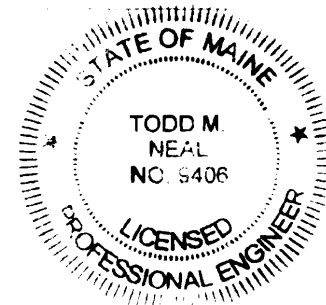
Prepared by:

Todd M. Neal, P.E.

Type or print name of the Structural Registered Design Professional in Responsible Charge.



Signature

2/25/08
Date



Design Professional Seal

Owner's Authorization


Signature Date: 2-29-08
CITY OF PORTLANDS JETPORT

Building Code Official's Acceptance

Signature Date

2008A 001002

Applicant: Portland

Date: 6/27/07

Address: 1001 Westbrook St

C-B-L: 208-A-001

CHECK-LIST AGAINST ZONING ORDINANCE

#08-0221

Date - Existing

Zone Location - AB

Interior or corner lot -

Proposed Use/Work - New Jetport parking garage - Demolish old 3-story 610 car structure

Sewage Disposal - 5 level 1040 car - Six story

Lot Street Frontage - 50' min - 50' + shown

It does Not front on Westbrook St

Front Yard - None, except that every property having frontage on Westbrook Street shall have a min front yard of 20'

Rear Yard - None, except where a rear yd abuts a res. zone or use - It does not

Side Yard - None - It does not abut a res. zone or use

Projections -

Width of Lot - 50' min - 50' + shown

Height - 75' (Other exemptions do not apply sheet A3-1 ~ 50' shown, average grade 63.2'

See info on site plan submitted

Lot Area - 20,000 sq ft min - 20,000 sq ft shown

Lot Coverage/Impervious Surface - 70% max - NOT increasing the impervious surface - on same area as old garage actually reducing a small amount

Area per Family - N/A

Off-street Parking - 5 level 1040 car parking garage addition
parking garage doesn't req. party

Loading Bays -

Site Plan - 2006-0093

Shoreland Zoning/Stream Protection - N/A

Flood Plains - N/A Panel 12-Zone C

Project: Phase 2 – Parking Garage, Portland International Jetport
Date Prepared: 2/25/08

Structural Statement of Special Inspections (Continued)

List of Agents

Project: *Phase 2 – Parking Garage, Portland International Jetport*

Location: *Portland International Jetport, Portland, Maine*

Owner: *City of Portland, Maine*

This *Statement of Special Inspections* encompass the following discipline: **Structural (Foundation & Superstructure)**

(Note: Statement of Special Inspections for other disciplines may be included under a separate cover)

This Statement of Special Inspections includes the following building systems:

- Soils and Foundations
- Cast-in-Place Concrete
- Precast Concrete System
- Masonry Systems
- Structural Steel
- Wood Construction
- Special Cases

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. STRUCTURAL Special Inspections Coordinator (SSIC)	<i>Becker Structural Engineers</i>	<i>75 York Street Portland, ME 04101 (207) 879-1838 todd@beckerstructural.com</i>
2. Special Inspector (SI 1)	<i>Becker Structural Engineers</i>	<i>same</i>
3. Special Inspector (SI 2)	<i>S. W. Cole Engineering</i>	<i>286 Portland Road Gray, ME 04039 (207) 657-2866 pkohler@swcole.com</i>
4. Testing Agency (TA 1)	<i>S. W. Cole Engineering</i>	<i>same</i>
5. Testing Agency (TA 2)		
6. Other (O1)		

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Project: Phase 2 – Parking Garage, Portland International Jetport
Date Prepared: 2/25/08

Structural Statement of Special Inspections (Continued)

Final Report of Special Inspections (SSIC/SI 1)

[To be completed by the Structural Special Inspections Coordinator (SSIC/SI 1). Note that all Agent's Final Reports must be received prior to issuance.]

Project: **Phase 2 – Parking Garage, Portland International Jetport**
Location: **Portland, International Jetport, Portland, Maine**
Owner: **City of Portland, Maine**
Owner's Address:

Architect of Record: Arnold M. Krockmalnic Domenech, Hicks & Krockmalnic Architects
(name) (firm)
Structural Registered Design
Professional in Responsible Charge: Todd M. Neal, P. E. Becker Structural Engineer, Inc.
(name) (firm)

To the best of my information, knowledge and belief, the Special Inspections required for this project, and itemized in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved.

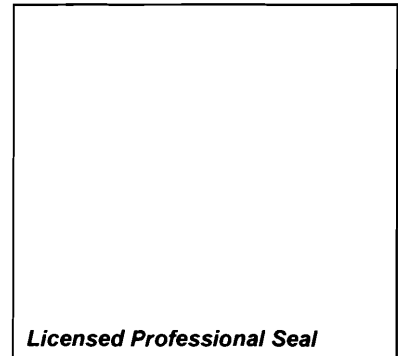
Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Structural Special Inspection Coordinator

Todd M. Neal, P.E.
(Type or print name)

Becker Structural Engineers, Inc.
(Firm Name)

Signature Date



Project: Phase 2 – Parking Garage, Portland International Jetport
Date Prepared: 2/25/08

Structural Statement of Special Inspections (Continued)
Special Inspector's/Agent's Final Report

Project:
Special Inspector or
Agent:

_____ (name)

_____ (firm)

Designation:

To the best of my information, knowledge and belief, the Special Inspections or testing required for this project, and designated for this Inspector/Agent in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved.

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Special Inspector or Agent:

(Type or print name)

Signature

Date

**Licensed Professional Seal or
Certification Number**

Structural Schedule of Special Inspections

Qualifications of Inspectors and Testing Technicians

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided to the Special Inspector for their records. *NOTE VERIFICATION THAT QUALIFIED INDIVIDUALS ARE AVAILABLE TO PERFORM STIPULATED TESTING AND/OR INSPECTION SHOULD BE PROVIDED PRIOR TO SUBMITTING STATEMENT. AGENT QUALIFICATIONS IN SCHEDULE ARE SUGGESTIONS ONLY; FINAL QUALIFICATIONS ARE SUBJECT TO THE DISCRETION OF THE REGISTERED DESIGN PROFESSIONAL PREPARING THE SCHEDULE.*

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge or Special Inspector of Record deems it appropriate that the individual performing a stipulated test or inspection have a specific certification, license or experience as indicated below, such requirement shall be listed below and shall be clearly identified within the schedule under the Agent Qualification Designation.

PE/SE	Structural Engineer – a licensed SE or PE specializing in the design of building structures
PE/GE	Geotechnical Engineer – a licensed PE specializing in soil mechanics and foundations
EIT	Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

Experienced Testing Technician

ETT	Experienced Testing Technician – An Experienced Testing Technician with a minimum 5 years experience with the stipulated test or inspection
-----	---

American Concrete Institute (ACI) Certification

ACI-CFTT	Concrete Field Testing Technician – Grade 1
ACI-CCI	Concrete Construction Inspector
ACI-LTT	Laboratory Testing Technician – Grade 1&2
ACI-STT	Strength Testing Technician

American Welding Society (AWS) Certification

AWS-CWI	Certified Welding Inspector
AWS/AISC-SSI	Certified Structural Steel Inspector

American Society of Non-Destructive Testing (ASNT) Certification

ASNT	Non-Destructive Testing Technician – Level II or III.
------	---

International Code Council (ICC) Certification

ICC-SMSI	Structural Masonry Special Inspector
ICC-SWSI	Structural Steel and Welding Special Inspector
ICC-SFSI	Spray-Applied Fireproofing Special Inspector
ICC-PCSI	Prestressed Concrete Special Inspector
ICC-RCSI	Reinforced Concrete Special Inspector

National Institute for Certification in Engineering Technologies (NICET)

NICET-CT	Concrete Technician – Levels I, II, III & IV
NICET-ST	Soils Technician - Levels I, II, III & IV
NICET-GET	Geotechnical Engineering Technician - Levels I, II, III & IV

Other

Structural Schedule of Special Inspections
SOILS & FOUNDATION CONSTRUCTION

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
IBC Section 1704.7, 1704.8, 1704.9						
1. Verify existing soil conditions, fill placement and load bearing requirements						
a. Prior to placement of prepared fill, determine that the site has been prepared in accordance with the approved soils report.	Y	P	IBC 1704.7.1	TAI	PE/GE, EIT or ETT	
b. During placement and compaction of fill material, verify material being used and maximum lift thickness comply with the approved soils report.	Y	P	IBC 1704.7.2	TAI	PE/GE, EIT or ETT	
c. Test in-place dry density of compacted fill complies with the approved soils report.	Y	P	IBC 1704.7.2	TAI	PE/GE, EIT or ETT	
2. Pile foundations:						
a. Observe and record procedures for static load testing of piles.	NA	N	IBC 1704.8			
b. Observe and record procedures for dynamic load testing of piles.	NA	N				
c. Record installation of each pile and results of load test. Include cutoff and tip elevations of each pile relative to permanent reference.	NA	N				
d. Test welded splices of steel piles	NA	N	AWS D1.1			
3. Pier foundations: Verify installation of pier foundations for buildings assigned to Seismic Design Category C, D, E or F.	NA	N				
a. Verify pier diameter and length	NA	N				
b. Verify pier embedment (socket) into bedrock	NA	N				
c. Verify suitability of end bearing strata	NA	N				

Structural Schedule of Special Inspections

CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
IBC Section 1704.4						
1. Inspection of reinforcing steel, including prestressing tendons, and placement	Y	P	ACI 318: 3.5, 7.1-7.7	SII S12	PE/SE/EIT or ETT	
2. Inspection of reinforcing steel welding in accordance with Table 1704.3, Item 5B	N	N	Welding of Reinf Not Allowed			
3. Inspect bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased	Y	C	IBC 1912.5	SII	PE/SE or EIT	
4. Verifying use of required design mix	Y	P/S	ACI 318: Ch 4, 5.2-5.4	TA1/ SII	ETT	
5. At time fresh concrete is sampled to fabricate specimens for strength test, perform slump and air content test and temperature	Y	C	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8	TA1	ACI-CFTT or ACI-STT or ETT	
6. Inspection of concrete placement for proper application techniques	Y	C	ACI 318: 5.9, 5.10	SII TA1	PE/SE or EIT or ETT	
7. Inspection for maintenance of specified curing temperature and techniques	Y	P	ACI 318: 5.11-5.13	SII	PE/SE or EIT	
8. Inspection of Prestressed Concrete						
a. Inspection of reinforcing steel and prestressing tendons and placement.	Y	S	ACI 318: 18.20	SII	PE/SE or EIT	
b. Application of prestressing force.	Y	S		SII	PE/SE or EIT	
c. Grouting of bonded prestressing tendons in seismic force resisting system	N		ACI 318: 18.18.4			
9. Erection of precast concrete members	Y	P	ACI 318: Ch 16	SII	PE/SE or EIT	
a. Verify Erector is PCI Qualified	Y	S		SII	PE/SE or EIT	
10. Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs	N		ACI 318: 6.2			

Structural Schedule of Special Inspections
MASONRY CONSTRUCTION – LEVEL 1 (NON-ESSENTIAL FACILITY)

VERIFICATION AND INSPECTION IBC Section 1704.5	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. As masonry construction begins, the following shall be verified to ensure compliance:						
a. Proportions of site-prepared mortar.	Y	P	ACI530.1, 2.6A	TA1	ETT	
b. Construction of mortar joints.	Y	P	ACI530.1, 3.3B	SII	PE/SE or EIT	
c. Location of reinforcement and connectors.	Y	P	ACI530.1, 3.4, 3.6A	SII	PE/SE or EIT	
d. Prestressing technique.	N		ACI530.1, 3.6B			
e. Grade and size of prestressing tendons and anchorages.	N		ACI530.1, 2.4B, 2.4H			
2. The inspection program shall verify:						
a. Size and location of structural elements.	Y	P	ACI530.1, 3.3G	SII	PE/SE or EIT	
b. Type, size and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction.	Y	P	ACI530, 1.2.2(e), 2.1.4, 3.1.6	SII	PE/SE or EIT	
c. Specified size, grade and type of reinforcement.	Y	P	ACI530, 1.12, ACI530.1, 2.4, 3.4	SII	PE/SE or EIT	
d. Welding of reinforcing bars.	N		AC530, 2.1.10.6.2, 3.2.4 (b) Welding of Reinf Not Allowed			
e. Protection of masonry during cold weather (temperature below 40°F) or hot weather (temperature above 90°F).	Y	P	IBC 2104.3, 2104.4; ACI530.1, 1.8C, 1.8D	SII	PE/SE or EIT	
f. Application and measurement of prestressing force.	N		ACI530.1, 3.6B			
3. Prior to grouting, the following shall be verified to ensure compliance:						
a. Grout space is clean.	Y	P	ACI530.1, 3.2D	SII	PE/SE or EIT	
b. Placement of reinforcement and connectors and prestressing tendons and anchorages.	Y	P	ACI530, 1.12, ACI530.1, 3.4	SII	PE/SE or EIT	
c. Proportions of site-prepared grout and prestressing grout for bonded tendons.	N		ACI530.1, 2.6B			
d. Construction of mortar joints.	Y	P	ACI530.1, 3.3B	SII	PE/SE or EIT	
4. Grout placement shall be verified to ensure compliance with code and construction document provisions.	Y	P	ACI530.1, 3.5	SII	PE/SE or EIT	
a. Grouting of prestressing bonded tendons.	N		ACI530.1, 3.6C			
5. Preparation of any required grout specimens, mortar specimens and/or prisms shall be observed.	Y	C	IBC 2105.2.2, 2105.3; ACI530.1, 1.4	TA1	ETT	

Structural Schedule of Special Inspections - STEEL CONSTRUCTION

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
IBC Section 1704.3						
1. Material verification of high-strength bolts, nuts and washers:						
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Y	S	Applicable ASTM material specifications; AISC 335, Section A3.4; AISC LRF, Section A3.3	SII	PE/SE or EIT	
b. Manufacturer's certificate of compliance required.	Y	S		SII	PE/SE or EIT	
2. Inspection of high-strength bolting						
a. Bearing-type connections.	Y	P	AISC LRF Section M2.5	TAI	AWS/AISC-SSI	
b. Slip-critical connections.	Y	C or P (method dependent)	IBC Sect 1704.3.3	TAI	AWS/AISC-SSI	
3. Material verification of structural steel (IBC Sect 1708.4):						
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Y	S	ASTM A 6 or ASTM A 568 IBC Sect 1708.4	SII	PE/SE or EIT	
b. Manufacturers' certified mill test reports.	Y	S	ASTM A 6 or ASTM A 568 IBC Sect 1708.4	SII	PE/SE or EIT	
4. Material verification of weld filler materials:						
a. Identification markings to conform to AWS specification in the approved construction documents.	Y	S	AISC, ASD, Section A3.6; AISC LRF, Section A3.5	SII	PE/SE or EIT	
b. Manufacturer's certificate of compliance required.	Y	S		SII	PE/SE or EIT	
5. Submit current AWS D1.1 welder certificate for all field welders who will be welding on this project.	Y	S	AWS D1.1	SII/ TAI	PE/SE/EIT	
6. Inspection of welding (IBC 1704.3.1):						
a. Structural steel:						
1) Complete and partial penetration groove welds.	Y	C	AWS D1.1	TAI	AWS-CWI	
2) Multipass fillet welds.	Y	C		TAI	AWS-CWI	
3) Single-pass fillet welds > 5/16"	Y	C		TAI	AWS-CWI	
4) Single-pass fillet welds < 5/16"	Y	P		TAI	AWS-CWI	
5) Floor and deck welds.	Y	P	AWS D1.3	TAI	AWS-CWI	
b. Reinforcing steel (IBC Sect 1903.5.2):						
1) Verification of weldability of reinforcing steel other than ASTM A706.	N					
2) Reinforcing steel-resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special reinforced concrete shear walls and shear reinforcement.	N		AWS D1.4 ACI 318: 3.5.2			
3) Shear reinforcement.	N					
4) Other reinforcing steel.	N					
7. Inspection of steel frame joint details for compliance (IBC Sect 1704.3.2) with approved construction documents:						
a. Details such as bracing and stiffening.	Y	P		SII	PE/SE or EIT	
b. Member locations.	Y	P		SII	PE/SE or EIT	
c. Application of joint details at each connection.	Y	P		SII	PE/SE or EIT	

Structural Schedule of Special Inspection Services
FABRICATION AND IMPLEMENTATION PROCEDURES – STRUCTURAL STEEL

VERIFICATION AND INSPECTION IBC Section 1704.2	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Fabrications Procedures: Review of fabricator's written procedural and quality control manuals and periodic auditing of fabrication practices by an approved special inspection agency. At the completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents. -OR-	NA		Fabricator shall submit one of the two qualifications		PE/SE or EIT	
2. AISC Certification	Y	S			PE/SE or EIT	
3. At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents.	Y	S	IBC 1704.2.2		PE/SE or EIT	

Project: Phase 2 – Parking Garage, Portland International Jetport
Date Prepared: 2/25/08

**FABRICATION AND IMPLEMENTATION PROCEDURES – PRECAST/PRESTRESSED CONCRETE
 STRUCTURAL ELEMENTS**

VERIFICATION AND INSPECTION IBC Section 1704.2	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Fabrications Procedures: Review of fabricator’s written procedural and quality control manuals and periodic auditing of fabrication practices by an approved special inspection agency. At the completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents. -OR- 2. PCI Certification	NA Y		Fabricator shall submit one of the two qualifications		PE/SE or EIT	
3. At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents.	Y	S	IBC 1704.2.2		PE/SE or EIT	

Project: Phase 2 - Parking Garage, Portland International Jetport
Date Prepared: 2/25/08

Structural Schedule of Special Inspections

SEISMIC RESISTANCE - STRUCTURAL

Not Required for Seismic Design Category B, reference paragraph 1701.1

Quality Assurance Plan – Seismic and Wind

QUALITY ASSURANCE FOR SEISMIC RESISTANCE CHECK LIST [IBC 1705]

Seismic Design Category B

Not Required, reference paragraph 1705.1.

QUALITY ASSURANCE FOR WIND RESISTANCE CHECK LIST [IBC 1706]

Wind Exposure Category C

Basic Wind Speed 100mph

Not Required, reference paragraph 1706.1.1.

Prepared by:



Signature

2/25/08

Date

Building Code Official's Acceptance:

Signature

Date

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

2006-0093

Application I. D. Number

5/17/2006

Application Date

Jetport Parking Garage - Phase II

Project Name/Description

Portland International Jetport

Applicant

1001 Westbrook Street, Portland, ME 04102

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 756-8029 Applicant Fax: (207) 774-7740

Applicant or Agent Daytime Telephone, Fax

1001 - 1001 Westbrook St, Portland, Maine

Address of Proposed Site

208 A001002

Assessor's Reference: Chart-Block-Lot

Zoning Copy

*Approvals in U.I
6/27/07*

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units

Acreage of Site

AB

Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Attachment 4

Fees Paid: Site Pla _____ Subdivision _____ Engineer Review _____ Date _____

Zoning Approval Status:

Reviewer

Margaret S. - Quisp

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

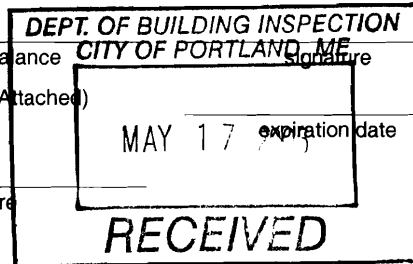
Performance Guarantee

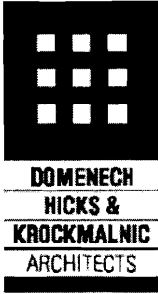
Required*

Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issue _____ date _____
- Performance Guarantee Reduced _____ date _____
- Temporary Certificate of Occupancy _____ date _____
- Final Inspection _____ date _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____
- Defect Guarantee Released _____ date _____ signature _____





Memo

Date: 4/23/2008
From: George Katsoufis, DHK Architects
To: Mike Nugent, Building Official for the City of Portland, ME
Subject: Phase-II Parking Garage
Re: Additional documentation for Building Permit

Dear Mr. Nugent,

We submit the following code compliance related response, as you requested via email on 4/14/2008. Items (1), (2), (6) and (7) have been sent to your office during the week of 4/14-4/18.

3) Please provide floor plans of the existing and proposed garage that demonstrate compliance with Chapter 10 (Egress) of the 2003 IBC.

Sheet G-2 is attached to this document.

4) Please provide a height and area summary that establishes compliance with Section 406.3.5 and 6.

The facade openness calculations for the Jetport facility (single use), result into 50% open area per façade per tier, as shown in calculations attached to this document. According to IBC 406.3.6 Area and height increases:

Open parking garages of Type IB and II construction, with all sides open, shall be unlimited allowable area where the height does not exceed 75 feet (22 860 mm). For a side to be considered open, the total area of openings along the side shall not be less than 50 percent the interior area of the side at each tier, and such openings shall be equally distributed along length of the tier. All portions of tiers shall be within 200 feet (60 960 mm) horizontally from openings.

These detailed calculations of the openness of the four facades dates back in 2006; since then, the facades have not changed. In attached sheet A2-1C, we have highlighted the areas of each of the modular façade designs illustrated in the calculations pages. We would be more than happy to provide a more detailed format of the computations and take you through them at your request.

5) Please provide elevations and calculations that establish compliance with Section 406.3.3.1 (Openings)

Please see response to item above for percentage of openness. For the perimeter criterion, the architectural treatment of the building results in facades whose openings cover substantially more than 40% of the façade's length, as sheet A2-1 indicates. We have not performed any analytical calculations, but each façade includes one limited width vertical element that affects its openness:

- North façade – Helix (and some ancillary rooms only on Level-1)
- West façade – Stairtower-1
- South façade – Elevatortower-2
- East façade – Elevatortower-1 (and some ancillary rooms only on Level-1)

It is our belief that these responses meet your request for additional documentation for the objective of issuing a building permit. Please do not hesitate to contact me for clarifications about the submitted information.

Thank you,

George Katsoufis,
Project Manager, DHK Architects

Memo



Stantec

To: George Katsoufis
DHK
File: 195210126

From: Maegan Crowley
North Springfield Office
Date: April 16, 2008

Reference: Portland Jetport Phase II - Parking Garage – Permit # 080221

Item #6 question: Will standby power be provided in compliance with Section 1007.2.1?

2006 IBC Section 1007.2.1 requires the following:

Buildings with four or more stories: "In buildings where a required accessible floor is four or more stories above or below a level of exit discharge, at least one required accessible means of egress shall be an elevator complying with Section 1007.4."

2006 IBC Section 1007.4 requires the following:

Elevators: "An elevator to be considered part of an accessible means of egress shall comply with the emergency operation and signaling device requirements of Section 2.27 of ASME A17.1 Standby power shall be provided in accordance with section 2702 and 3003. The elevator shall be accessed from either an area of refuge complying with Section 1007.6 or a horizontal exit."

Elevators #1 & #2 in the Phase 1 of the garage are on the life safety (standby) distribution system. In the Phase 2 Garage, Elevator #1, as shown on drawing E0-2 – Electrical One-line Diagram, shall be wired to the life safety (standby) distribution system. Thereby which the Garage is intended to comply with 2006 IBC 1007.2.1.

STANTEC CONSULTING SERVICES INC.

Maegan Crowley, E.I., LEED-AP
Engineer
maegan.crowley@stantec.com

One Team. Infinite Solutions.

Calculation Sheet-1: Area Openness criterion

South façade Level-2								
	Openness					Gross interior side area		
module-1	length	height	open %	open SF		length	height	area SF
	34.85	0.5	55%	9.6		34.85	7.33	
	17.42	3.33	100%	58.0				
	17.42	4.75	55%	45.5				
	17.42	1.42	75%	18.6				
	34.85	1.08	55%	20.7				
				152.4				255.5
module-3	length	height	open %	open SF		length	height	area SF
	16.85	0.5	55%	4.6		16.85	7.33	
	16.85	3.33	100%	56.1				
	16.85	1.42	75%	17.9				
	16.85	1.08	55%	10.0				
				88.7				123.5
Non-open façade						length	height	area SF
						41.58	7.33	304.8
Total façade	MOD-1 #	MOD-3 #	nonopen	AREA				
	8	2						
	255.5	123.5	304.8	2595.4	GROSS			
	152.4	88.7	0	1396.2	OPEN			
	60%	72%	0%	54%				
North façade Level-4								
	Openness					Gross interior side area		
module-1	length	height	open %	open SF		length	height	area SF
	34.85	0.5	55%	9.6		34.85	7.33	
	17.42	3.33	100%	58.0				
	17.42	4.75	55%	45.5				
	17.42	1.42	75%	18.6				
	34.85	1.08	55%	20.7				
				152.4				255.5
module-1B	length	height	open %	open SF		length	height	area SF
	34.85	0.5	55%	9.6		34.85	7.33	
	23.23	3.33	100%	77.4				
	23.23	4.75	55%	60.7				
	23.23	1.42	75%	24.7				
	34.85	1.08	55%	20.7				
				193.1				255.5
module-2	length	height	open %	open SF		length	height	area SF
	22.85	0.5	55%	6.3		22.85	7.33	
	17.15	3.33	100%	57.1				
	5.7	4.75	55%	14.9				
	17.15	1.42	75%	18.3				
	22.85	1.08	55%	13.6				
				110.1				167.5

George Katsoufis

From: Stringham, Kenton [ken.stringham@stantec.com]
Sent: Monday, April 14, 2008 9:31 AM
To: George Katsoufis
Subject: FW: Permit # 080221, Portland Jetport Phase II Garage

George,

Please pass the following response along to Mike Nugent, Consulting Plans Examiner, City of Portland on his following question:

1) Please advise of the extent of Fire Suppression in the existing and proposed garage. The plans and specs indicate that the addition will have a dry sprinkler system, does this already exist in the phase I area?

The new Phase 2 garage addition will be provided with a dry standpipe zone covering each floor and stair tower and is fed off the existing Phase 1 sprinkler system. The new Phase 2 standpipe system will be similar to that provided in the Phase 1 structure. Phase 1 garage structure has full sprinkler head and standpipe coverage on Level 1 (underground), Levels 2 -5 have standpipes only as do the stairtowers. The Car Rental Facility has full sprinkler head coverage.

The design documents were reviewed by Fire Chief Greg Cass, Portland Fire Dept prior to bidding. Final review and approval of installation drawings and calculations by Fire Chief Greg Cass, Portland Fire Dept will also be required before the sprinkler system can be installed.

Kenton E. Stringham Jr., PE
Mechanical Lead, Buildings Eng.NE
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CITY OF PORTLAND, MAINE
PLANNING BOARD

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Shalom Odakara
David Silk

August 28, 2007

Mr. Paul Bradbury
Portland International Jetport
1001 Westbrook Street
Portland, ME 04102

RE: Jetport Parking Garage Expansion
CBL: 208-A-001
Application ID: #2006-0093

1001 WESTBROOK

Dear Mr. Bradbury:

On August 14, 2007 the Portland Planning Board considered the addition to the Jetport Parking Garage, which includes demolishing the existing three story-garage and building a five-story addition to the existing 6 story structure. The total number of parking spaces in both the existing and proposed garage will be 2,134 spaces. The Planning Board reviewed the proposal for conformance with the standards of Portland's Shoreland Zoning regulations and the Site Plan Ordinance. The Planning Board approved the project with the following motions and conditions.

Shoreland Zoning

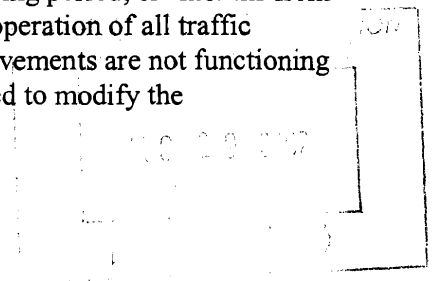
The Planning Board voted unanimously (5-0, Tevanian and Odakara absent) that the proposed plans are in conformance with the Shoreland Zoning Regulations of the Land Use Code, subject to the following condition:

1. That updated letters from the Maine Department of Conservation, the Maine Department of Inland Fisheries and Wildlife and the Maine Historic Preservation Commission shall be submitted referencing the stormwater pond site for Planning Staff review and approval.

Site Plan Review

The Planning Board voted unanimously (5-0, Tevanian and Odakara absent) that the plan is in conformance with the site plan standards of the Land Use Code, subject to the following conditions of approval:

1. The applicant shall conduct a traffic study of the Congress Street/International Drive and Johnson Road/Jetport Drive following the re-opening of the Maine Turnpike Bridge, as stated in Mr. Thomas Errico's August 10, 2007 memorandum. If deficiencies are identified, the applicant shall be responsible for implementing a mitigation plan reviewed and approved by the City. The site plan approval is subject to a traffic monitoring period, six months from issuance of a certificate of occupancy that ensures the effective operation of all traffic improvements. If during that time the City determines the improvements are not functioning as required to meet City standards, the Applicant shall be required to modify the improvements as directed by the City.



2. The applicant shall submit a revised lighting plan, which shall clearly indicate the location of all light fixtures; the type, manufacturer's name and model number; and height of all pole mounted fixtures, subject to the final staff review and approval, including approval of fluorescent fixtures.
3. Report on enplanements shall be provided by the applicant, and in the event that annual enplanements exceed 800,000 enplanements, the Jetport shall apply for an amended Traffic Movements Permit to the City under its delegated review authority.
4. The applicant shall submit evidence of adequate financial capacity including verification that the Jetport bonding capacity is available to carry out the project.

The approval is based on the submitted plan and the findings related to subdivision and site plan standards as contained in Planning Board # 37-07, which is attached.

Please note the following provisions and requirements for all development review approvals:

1. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
2. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount must be submitted to and approved by the Planning Division and Public works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions regarding the Board's actions, please contact Richard Knowland, Senior Planner at 874-8725.

Sincerely,



Michael J. Patterson, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Inspections Division
Michael Bobinsky, Public Works Director
Kathi Earley, Public Works
Bill Clark, Public works
Jim Carmody, Transportation Manager
Michael Farmer, Public Works
Leslie Kaynor, Public Works
Jeff Tarling, City Arborist
Captain Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File
David Nadeau, PE., Stantec Consulting Services, Inc., 22 Free Street, Suite 205, Portland, ME
04101