Portland, Maine — Yes. Life's good here.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/07/17

**Department of Permitting and Inspections**

# New Commercial Structure 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.

- [4] Cross sections w/framing details
- [4] Detail of any new walls or permanent partitions
- [4] Floor plans and elevations
- [4] Window and door schedules
- [4] Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- [4] Detail egress requirements and fire separations
- [4] Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IEEC 2009
- [4] Complete the Accessibility Certificate and The Certificate of Design
- [ ] A statement of special inspections as required per the IBC 2009
- [ ] 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.
- [4] 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 ≥ 1" = 20' on paper ≥ 11" x 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

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# Department of Permitting and Inspections

**Fire Department requirements**.

The following shall be submitted on a separate sheet:

- [4] Name, address and phone number of applicant **and** the project architect.
- [4] Proposed use of structure (NFPA and IBC classification)
- [4] Square footage of proposed structure (total and per story)
- [4] 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, $15.00 per additional $1000.00 cost**

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

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# Department of Permitting and Inspections

## ***Electronic Signature and Fee Payment Confirmation***

*Notice: Your electronic signature is considered a legal signature per state law.*

By digitally signing the attached document(s), you are signifying your understanding that this is a legal document and your electronic signature is considered a ***legal signature*** per Maine state law. You are also signifying your intent on paying your fees by the selections below.

1. Once the complete application package has been received by us, and entered into the system
2. You will receive an e-mailed invoice from our office which signifies that your electronic permit application and corresponding paperwork have been entered, ready for payment, to begin the process.
3. You then have the following four (4) payment options:

☐ provide an on-line electronic check or credit/debit card (we accept American Express, Discover, VISA, and MasterCard) payment

☐ 4 call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone

☐ hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall

☐ deliver a payment method through the U.S. Postal Service, at the following address:

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

By signing below, I understand the review process starts only once my payment has been received. After all approvals have been met and completed, I will then be issued my permit and it will be sent via e-mail. ***No work shall be started until I have received my permit.***

Applicant Signature: David Lloyd _____ Date: 10/11/16

I have provided digital copies and sent them on: Date: 10/11/16

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.

# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any p
within the City, payment arrangements must be made before permits of any kind are accepted.

Reviewed for Code Compliance
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Date: 02/07/17

| | | |
|---|---|---|
| **Address/Location of Construction:** 1945 Congress Street | | |
| **Total Square Footage of Proposed Structure:** | 25,100 | |
| **Tax Assessor's Chart, Block & Lot**<br>Chart# Block# Lot#<br>216 A 6<br>217 A 1 | **Applicant Name:** Archetype<br>Address: 48 Union Wharf<br>City, State & Zip: Portland, ME 04101 | Telephone: (207) 772-6022<br>Email: gough@archetypepa.com |
| **Lessee/Owner Name:** (if different than applicant)<br>Address:<br>City, State & Zip:<br>Telephone<br>E-mail: | Northland Management, Corp.<br>17 South Street, 3rd Floor<br>Portland, ME 04101<br>(207) 780-0223<br>brad@northlandus.com | **Contractor Name:** (if different from Applicant)<br>Address:<br>City, State & Zip:<br>Telephone<br>E-mail: |
| | Wright Ryan Construction<br>10 Danforth Street<br>Portland, Maine, 04101<br>2077733625<br>cpitman@wright-ryan.com | Cost of Work: $ 2,300,000<br>C of O Fee: $ 100<br>Historic Rev $ n/a<br>Total **Fees:** $ 34,610 |

**Current Use** (i.e. single family) _____

**If vacant, what was the previous use**? _____

**Proposed Specific use**: Office

Is property part of a subdivision? If yes, please Name Yes, 1945 Congress Street

**Project description**: 25,100 sq. ft office building - SHELL ONLY

**Who should we contact when the permit is ready:** Archetype Architects

**Address:** 48 Union Wharf

**City, State & Zip:** Portland, ME 04101

**E-mail Address:** gough@archetypepa.com - brad@northlandus.com -cpitman@wright-ryan.com

**Telephone:** (207) 772-6022

**Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.**

In order to be sure the City fully understands the full scope of the project, the 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 Department of Permitting and Inspections on-line at www.portlandmaine.gov, or stop by the 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:** David Lloyd **Date:** 10/11/16

**This is not a permit; you may not commence ANY work until the permit is issued.**

# Certificate of Design Application

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/07/17

From Designer: Archetype Architects

Date: 10/11/16

Job Name: Clark Insurance

Address of Construction: 1945 Congress Street

## 2009 International Building Code

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

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

Type of Construction VB

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IBC Yes

Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? No Geotechnical/Soils report required? (See Section 1802.2) Yes

**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 |
|---|---|
| office | 50psf |
| | |
| | |
| | |
| | |

**Wind loads (1603.1.4, 1609)**

analytical Design option utilized (1609.1.1, 1609.6)

100mph Basic wind speed (1809.3)

II/1.0 Building category and wind importance Factor, $I_w$ table 1604.5, 1609.5)

B Wind exposure category (1609.4)

+/-0.18 Internal pressure coefficient (ASCE 7)

25/35psf Component and cladding pressures (1609.1.1, 1609.6.2.2)

23psf Main force wind pressures (7603.1.1, 1609.6.2.1)

**Earth design data (1603.1.5, 1614-1623)**

ELFP Design option utilized (1614.1)

II Seismic use group ("Category")

0.408/0.184 Spectral response coefficients, $S_{DS}$ & $S_{D1}$ (1615.1)

E Site class (1615.1.5)

no Live load reduction

20psf Roof *live* loads (1603.1.2, 1607.11)

_____ Roof snow loads (1603.7.3, 1608)

60psf Ground snow load, $P_g$ (1608.2)

42psf 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, $I_s$

1.0 Roof thermal factor, $C_t$ (1608.4)

none Sloped roof snowload, $P_s$ (1608.4)

C Seismic design category (1616.3)

Wood shear w Basic seismic force resisting system (1617.6.2)

6.5 Response modification coefficient, $R_l$ and deflection amplification factor $C_d$ (1617.6.2)

ELFP Analysis procedure (1616.6, 1617.5)

30kip Design base shear (1617.4, 16175.5.1)

**Flood loads (1803.1.6, 1612)**

_____ Flood Hazard area (1612.3)

_____ Elevation of structure

**Other loads**

_____ Concentrated loads (1607.4)

_____ Partition loads (1607.5)

see plans Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404

# Accessibility Building Code Certificate

Reviewed for Code Compliance
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Date: 02/07/17

**Designer:** Archetype Architects

**Address of Project:** 1945 Congress Street

**Nature of Project:** Clark Insurance

25,100 sq. ft office building - SHELL ONLY

**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.**

LICENSED ARCHITECT
DAVID LLOYD
NO. 936
STATE OF MAINE

Signature: David Lloyd

Title: Maine Licensed Architect

Firm: Archetype

Address: 48 Union Wharf
Portland, ME 04101

Phone: (207) 772-6022

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



Building Inspections Division • 389 Congress Street • Portland, Maine 04101 • (207) 874-8703 • FACSIMILE (207) 874-8716 • TTY (207) 874-8936

# Certificate of Design

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/07/17

**Date:** 10/11/16

**From:** Archetype Architects

These plans and / or specifications covering construction work on:

1945 Congress Street, Clark Insurance, 25,100 sq. ft office building - SHELL ONLY

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.

LICENSED ARCHITECT
DAVID
LLOYD
NO. 936
STATE OF MAINE

Signature: David Lloyd

Title: Maine Licensed Architect

Firm: Archetype

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022

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