

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

**BUILDING PERMIT**

Please Read Application And Notes, if Any, Attached

**PERMIT ISSUED**  
Permit Number: 041612  
**JAN 13 2005**  
**CITY OF PORTLAND**

This is to certify that Ogh Realty Associates/Allied Book Corp  
has permission to 9984 sq ft addition / Maine Orthopaedic  
AT 1599 Congress St L 220 C001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is laid or closed-in. **48 HOUR NOTICE IS REQUIRED.**

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

**OTHER REQUIRED APPROVALS**

Fire Dept. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
DepartmentName

[Signature] 1/12/05  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 04-1612	Issued Date: <b>PERMIT ISSUED</b> JAN 13 2005	220 C001001
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<b>Location of Construction:</b> 1599 Congress St	<b>Owner Name:</b> Ogh Realty Associates	<b>Owner Address:</b> 1601 Congress St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Allied/Cook Construction	<b>Contractor Address:</b> PO Box 1396 Portland	<b>Phone:</b> 207 770 2888
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	<b>Zone:</b> C7

<b>Past Use:</b> Commercial/ Medical Office	<b>Proposed Use:</b> Medical Office / 9984 sq ft addition / Maine Orthopaedic Ctr	<b>Permit Fee:</b> \$9,996.00	<b>Cost of Work:</b> \$1,100,000.00	<b>CEO District:</b> 3	<i>Shore/cond</i>
<b>Proposed Project Description:</b>		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: <i>B</i> Type: <i>5B</i>		

<b>Signature:</b> <i>[Signature]</i>	<b>Signature:</b> <i>[Signature]</i>
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
<b>Signature:</b>	<b>Date:</b>

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 1012612004	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>with in but overlod from Highwater Mark</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 12 Eme x</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i># 2004-0094</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK with condit</i> Date: <i>12/9/04</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>8</i>	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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**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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 04-1612	<b>Date Applied For:</b> 10/26/2004	<b>CBL:</b> 220 C001001
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<b>Location of Construction:</b> 1599 Congress St	<b>Owner Name:</b> Ogh Realty Associates	<b>Owner Address:</b> 1601 Congress St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Allied/Cook Construction	<b>Contractor Address:</b> PO Box 1396 Portland	<b>Phone:</b> (207) 772-2888
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	
<b>Proposed Use:</b> Medical Office / 9984 sq ft addition / Maine Orthopaedic Ctr		<b>Proposed Project Description:</b> 9984 sq ft addition / Maine Orthopaedic Ctr	

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 1210912004**Note:** 12/9/04 received stamped approved plans from planning**Ok to Issue:** 

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:** 01/12/2005**Note:****Ok to Issue:** 

1) Quality assurance/Special Inspections for seismic resistance is required pursuant to Section 1705,1707 and 1708 of the 2003 IBC

2) The entire structure must be protected with a Fire Supression System in accordance with NFPA 13

3) A separate tenant fit up permit is required for the undesignated second floor.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 12/13/2004**Note:****Ok to Issue:** 

1) the fire alarm system and sprinkler system shall be tested to the appropriate standard and the results submitted to the Portland Fire Department

2) the fire alarm system shall be maintained to NFPA 72 standards ( Visual missing in public bathroom )

3) the sprinkler system shall be installed in accordance with NFPA 13 standards

4) Application requires State Fire Marshal approval.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 0511912004**Note:****Ok to Issue:**

1) site plan requires access to two sides of the structure

**Dept:** Planning      **Status:** Approved      **Reviewer:** Sarah Hopkins      **Approval Date:** 0911412004**Note:****Ok to Issue:** **Comments:**

12116/2004-mjn: Plans incomplete, Jon Whipple advised that they submitted the wrong set. Will resubmit

Got new plans

<b>Location of Construction:</b> 1599 Congress St	<b>Owner Name:</b> Ogh Realty Associates	<b>Owner Address:</b> 1601 Congress St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Allied/Cook Construction	<b>Contractor Address:</b> PO Box 1396 Portland	<b>Phone</b> (207) 772-2888
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	

Please provide the following info regarding the Pile Foundation for the above:

- 1) Please provide a revised page S1 that references the appropriate code and Geotechnical report.
- 2) Please provide all of the information required in section 1808.2 of the 2003 IBC .

(Items 1 thru 9)

Please review Section 1808.2.23.1 (seismic design) and provide the necessary information to establish compliance.

FROM DESIGNER: PINKHAM & GRUBER CONSULTING ENGINEERS

DATE: JANUARY, 2005

Job Name: MAINE ORTHOPAEDICS CENTER

Address of Construction: 1601 CONGRESS STREET, PORTLAND, ME 04102

**2003 International Building Code**

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

Building Code and Year 2003 IBC Use Group Classification(s) Business

Type of Construction 5B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC? ☐

Is the Structure mix & use? NO if yes, separated or non separated (see Section 302.3)

Supervisory alarm system? YES Geotechnical/Soils report required? (See Section 1802.2) YES

**STRUCTURAL DESIGN CALCULATIONS**

YES Submitted for all structural members (108.1, 108.1.1)

**DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1803)**

Uniformly distributed floor live loads (1803.1.1, 1807)

Floor Area Use	Loads Shown
<u>BASEMENT</u>	<u>100 PSF</u>
<u>FIRST FL. CORRIDOR</u>	<u>100 PSF</u>
<u>2ND FL. CORRIDOR</u>	<u>80 PSF</u>
<u>OFFICES</u>	<u>50 PSF</u>

**Wind loads (1803.1.4, 1809)**

1609.6 Design option utilized (1809.1.1, 1809.6)

85 MPH Basic wind speed (1809.3)

1.0 Building category and wind importance factor,  $I_w$  (Table 1804.5, 1809.5)

B Wind exposure category (1809.4)

±0.25 Internal pressure coefficient (ASCE 7)

37.0 PSF Component and cladding pressures (1809.1.1, 1809.5.2.2)

21.5 PSF Main force wind pressures (1809.1.1, 1809.6.2.1)

**Earthquake design data (1803.1.5, 1814 - 1823)**

IBC 2003 Design option utilized (1814.1)

I Seismic use group ("Category") (Table 1804.5, 1816.2)

$S_{D5} = 0.521$   
 $S_{D1} = 0.229$  Spectral response coefficients,  $S_{D5}$  &  $S_{D1}$  (1815.1)

E Site class (1815.1.5)

**NOT USED**

N/A

Roof snow loads (1803.1.3, 1808)

60 PSF

47.0 PSF

1.0

1.0

1.1

26 PSF

D

2D

$R = 5$   
 $C_d = 4\frac{1}{2}$

1617.4

47.7 K

**Flood loads (1803.1.6, 1812)**

N/A

EL. 53.16'

**Other loads**

2000 #

20 PSF

N/A

N/A

Live load reduction (1803.1.1, 1807.9, 1807.10)

Roof live loads (1803.1.2, 1807.11)

Ground snow load,  $P_g$  (1808.2)

If  $P_g > 10$  psf, flat-roof snow load,  $P_f$  (1808.3)

If  $P_g > 10$  psf, snow exposure factor,  $C_e$  (Table 1808.3.1)

If  $P_g > 10$  psf, snow load importance factor,  $I_s$  (Table 1804.5)

Roof thermal factor,  $C_t$  (Table 1808.3.2)

Sloped roof snowload,  $P_s$  (1808.4)

Seismic design category (1816.3)

Basic seismic-force-resisting system (Table 1817.6.2)

Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (Table 1817.8.2)

Analysis procedure (1816.6, 1817.5)

Design base shear (1817.4, 1817.5.1)

Flood hazard area (1812.3)

Elevation of structure

Concentrated loads (1807.4)

Partition loads (1807.5)

Impact loads (1807.8)

Misc. loads (Table 1807.6, 1807.8.1, 1807.7, 1807.12, 1807.13, 1810, 1811, 2404)