

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 1001406

This is to certify that LAFAYETTE PORTLAND VENTURES LLC Elevator
has permission to install elevator in center courtyard

AT 81 RIVERSIDE ST City of Portland Permit No. 266 A002001

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 lathed or otherwise dressed-in. 24 HOURS 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. CAPT. J. Santora

Health Dept. _____

Appeal Board _____

Other _____

Department Name

James Boule 12/3/10
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: 10-1406	Issue Date:	CBL: 266 A002001
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Location of Construction: 81 RIVERSIDE ST	Owner Name: LAFAYETTE PORTLAND WEST	Owner Address: 155 LITTLEFIELD AVE	Phone:
Business Name:	Contractor Name: Pine State Elevator	Contractor Address: 230 Anderson St Portland	Phone: 2077737206
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B-4

Past Use: Commercial Hotel "Holiday Inn West"	Proposed Use: Commercial Hotel "Holiday Inn West" - install elevator in center courtyard	Permit Fee: \$1,570.00	Cost of Work: \$155,000.00	CEO District: 3
		FIRE DEPT: ☒ Approved ☐ Denied * See Elevator	INSPECTION: Use Group: R-1 Type: 2 IBC-2003	

Proposed Project Description: install elevator in center courtyard - 2 stories - located off lobby	Signature: <i>ECG</i>	Signature: <i>JMB 12/3/10</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied		
Signature: _____ Date: _____		

Permit Taken By: ldobson	Date Applied For: 11/10/2010	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED

DEC - 3 2010

City of Portland

Special Zone or Reviews ☐ Shoreland ☐ Wetland ☐ Flood Zone ☐ Subdivision ☒ Site Plan - <i>Administrative Authorization</i> #10-69900027 Maj ☐ Minor ☐ MM ☐ Date: <i>11/11/10</i> <i>OK w/ conditions</i>	Zoning Appeal ☐ Variance ☐ Miscellaneous ☐ Conditional Use ☐ Interpretation ☐ Approved ☐ Denied Date: _____	Historic Preservation ☒ Not in District or Landmark ☐ Does Not Require Review ☐ Requires Review ☐ Approved ☐ Approved w/Conditions ☐ Denied Date: <i>JMB</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
---	------	-------

12-17-10

#6 Rebar tied together
in a grid. Pumped at
water before pouring concrete.
NLA

12-21-10

#6 verticals 12" o.c. grid
to plan okay to pour
NLA

2-28-11 Reviewed drywall will have 2 layers both
sides including above T-Bar in existing bath.
Lentil size not per plan. Provide revisions
contact Justin & Angus 773-7206

266 A02001

L & L STRUCTURAL
ENGINEERING SERVICES, INC.

Six Q Street
South Portland, ME 04106
Phone: (207) 767-4830
Fax: (207) 799-5432

March 14, 2011

John H. Leasure, Architect
12 Littlejohn Road
Cape Elizabeth, Maine 04107

Subject: Holiday Inn West, 81 Riverside Street, Portland, Maine
Steel Lintel above Opening for New Elevator Access

Dear John,

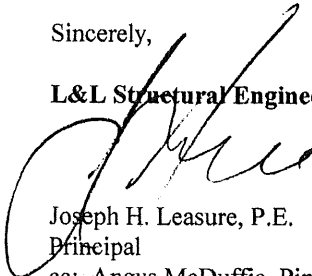
As per your request, we visited the existing Holiday Inn West building located at 81 Riverside Street in Portland, Maine to review the existing steel lintel above the new opening in the masonry wall for the new elevator access that has been recently constructed. Our analysis and review of the structure was performed utilizing the 2009 International Building Code (IBC) adopted by the City of Portland. The analysis considered the Steel Construction Manual (AISC) published by the American Institute of Steel Construction.

The original design drawings indicated a double L6x4x1/2 structural steel angle with the long legs vertical (LLV) above the new 6'-4" masonry opening. However, the contractor has installed a double L6x3 1/2x5/16 structural steel angle with the long legs vertical (LLV) above the new 6'-4" masonry opening. The load on the steel angle is primarily from the existing second floor above the opening. The original analysis considered a second floor live load of 100 PSF in accordance with the code in addition to the dead load of a presumed 12" thick concrete second floor slab. However, the actual slab thickness is 7" discovered upon further review of the existing conditions at the building. Consequently the recently installed double L6x3 1/2x5/16 structural steel angle with the long legs vertical (LLV) above the new 6'-4" masonry opening is sufficient to support the code stipulated structural load.

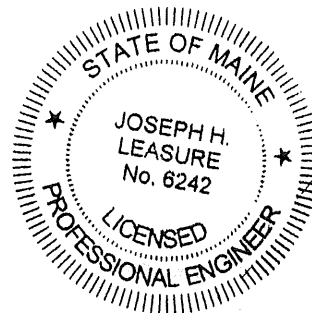
If you have any questions or require any additional technical assistance, please do not hesitate to call.

Sincerely,

L&L Structural Engineering Services, Inc.


Joseph H. Leasure, P.E.
Principal

cc: Angus McDuffie, Pine State Elevator
File



City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
10-1406	11/10/2010	266 A002001

Location of Construction: 81 RIVERSIDE ST	Owner Name: LAFAYETTE PORTLAND WEST	Owner Address: 155 LITTLEFIELD AVE	Phone:
Business Name:	Contractor Name: Pine State Elevator	Contractor Address: 230 Anderson St Portland	Phone: (207) 773-7206
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Commercial Hotel "Holiday Inn West" - install 2 story elevator in corner of center courtyard off the lobby.	Proposed Project Description: install 2 story elevator in corner of center courtyard off the lobby.
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Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 11/17/2010
Note: Ok to Issue: ☒

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting work.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 12/02/2010
Note: Ok to Issue: ☒

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) An inspection of the installation of the steel and concrete, reinforcement and structural bracing shall be conducted by a licensed engineer and a letter with his/her certification shall be submitted to this office stating compliance with the approved plans by the final inspection or CO.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 5) Ventilation of the elevator machine room is required per Sec. 1105 of the IMC 2003

Dept: Fire Status: Approved with Conditions Reviewer: Capt Keith Gautreau Approval Date: 12/02/2010
Note: Ok to Issue: ☒

- 1) Must have elevator inspected by State for Fire Department approval.
- 2) Elevator must be able to accommodate 80" x 24" stretcher.

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City of Portland

Comments:

11/15/2010-amachado: Spoke to John Leasure. Need sketch of whole building showing where the elevator is being built. Need Application for Administrative Authorization.

11/17/2010-amachado: Administrative Authorization application submitted to planning. Received more information.

12/1/2010-amachado: Received approved application for Administrative Authorization from planning. Put with permit.

12/1/2010-jmb: Spoke with John L., He verified 2 hotel rooms will be eliminated for an elevator lobby and machine room and office. He will send via email specs on the wall types.

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.**

 X **Final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

DEC - 3 2010

City of Portland



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

11.10 20 10

Received from

Location of Work

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 4,570

Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 266 A-2-

Check #: 764023 Total Collected \$ 4,570

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: S. J. -

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



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: HOLIDAY INN-WEST / 81 RIVERSIDE ST.					
Total Square Footage of Proposed Structure/Area 81 SF - 2 STOP ELEVATOR			Square Footage of Lot N.A.		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>266</u> <u>A</u> <u>2</u>			Applicant *must be owner, Lessee or Buyer* Name <u>LAFAYETTE HOTELS</u> <u>dba HOL. INN - WEST.</u> Address <u>81 RIVERSIDE ST</u> City, State & Zip <u>PORTLAND, ME.</u>		Telephone: <u>774.5601</u>
Lessee/DBA (If Applicable) <u>/</u>			Owner (if different from Applicant) Name <u>/</u> Address <u>/</u> City, State & Zip <u>/</u>		Cost Of Work: \$ <u>155,000.00</u> C of O Fee: \$ <u>/</u> Total Fee: \$ <u>1570.00</u>
Current legal use (i.e. single family) <u>HOTEL —</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Install Elevator Ctr Courtyard -</u>					
Contractor's name: <u>PINE STATE ELEVATOR COMP.</u> Address: <u>230 ANDERSON ST</u> City, State & Zip <u>PORTLAND, ME. 04101</u> Telephone: <u>773.7206</u> Who should we contact when the permit is ready: <u>JOHN LEASORO</u> Telephone: <u>799.6570</u> Mailing address: <u>SIX Q ST., So. PORTLAND, ME 04107</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.

reasonable hour to enforce the

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AGENT _____
Signature: John A. Leary, ALCA Date: OCT 25, 2010

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

Dept. of Building Inspections
City of Portland Maine

#10-69900039

Dept. of Building Inspections
City of Portland Maine

DEC 1 2010

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ELEVATOR - HOLIDAY INN (WEST)

81 RIVERSIDE ST

266-A-002

ADDITION OF NEW 2-STOP ELEVATOR
ENCLOSURE @ EXISTING INNER COURTYARD.

RICH KELLY (MGR)

81 RIVERSIDE ST

PORTLAND, ME.

04103

774 5601

pwmve@qwi.net

JOHN H. LEASURE, ARCHT.

SIX Q ST.

SO. PORT, ME

04106

799 6570

838 6168

799 6570

jleasure@maine.vv.com

YES!

YES

Yes

No

YES

YES

No.

No.

No.

YES

YES

No.

YES

No.

win inner
courtyard
new elevator
less than 500'

N

Y

Y

Y

Y

Y

Y

Y

Y

NA

NA

John H. Leasure

Nov. 16, 2010

Planning Division Use Only

Authorization Granted ☒

Partial Exemption

Exemption Denied

with standard condition

Standard Condition of Approval: The applicant shall obtain all required City permits, including building permits from the Inspection Division (Room 313, City Hall (874-8703)) prior to the start of any construction.

Planner's Signature

Barbara Barhydt

Date

Nov. 30, 2010

PROVISION OF PORTLAND CITY CODE

14-523 (SITE PLAN ORDINANCE)

RE: Administrative Authorization

Sec 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article.

(c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review the meet the standards below, as demonstrated by the applicant.

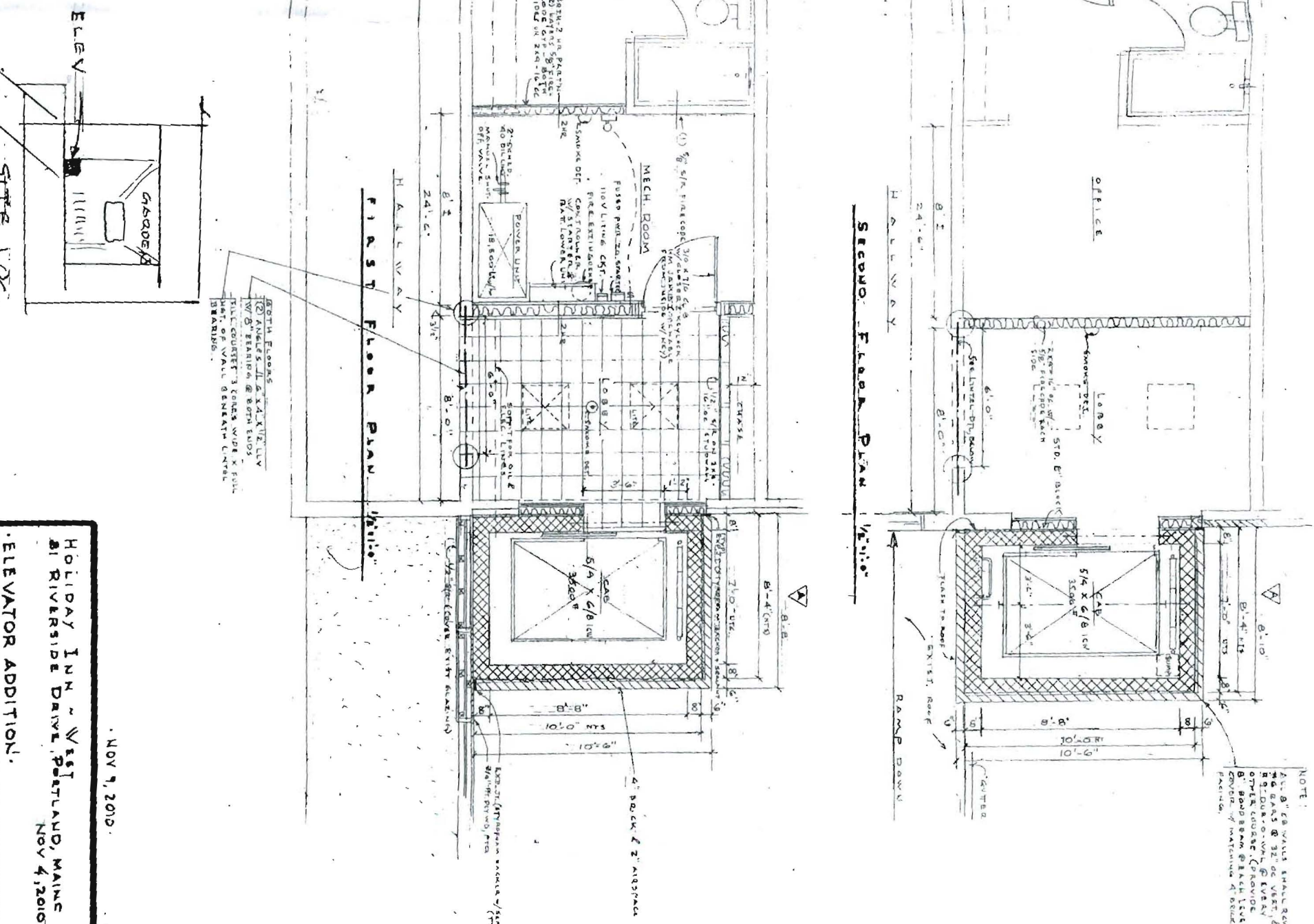
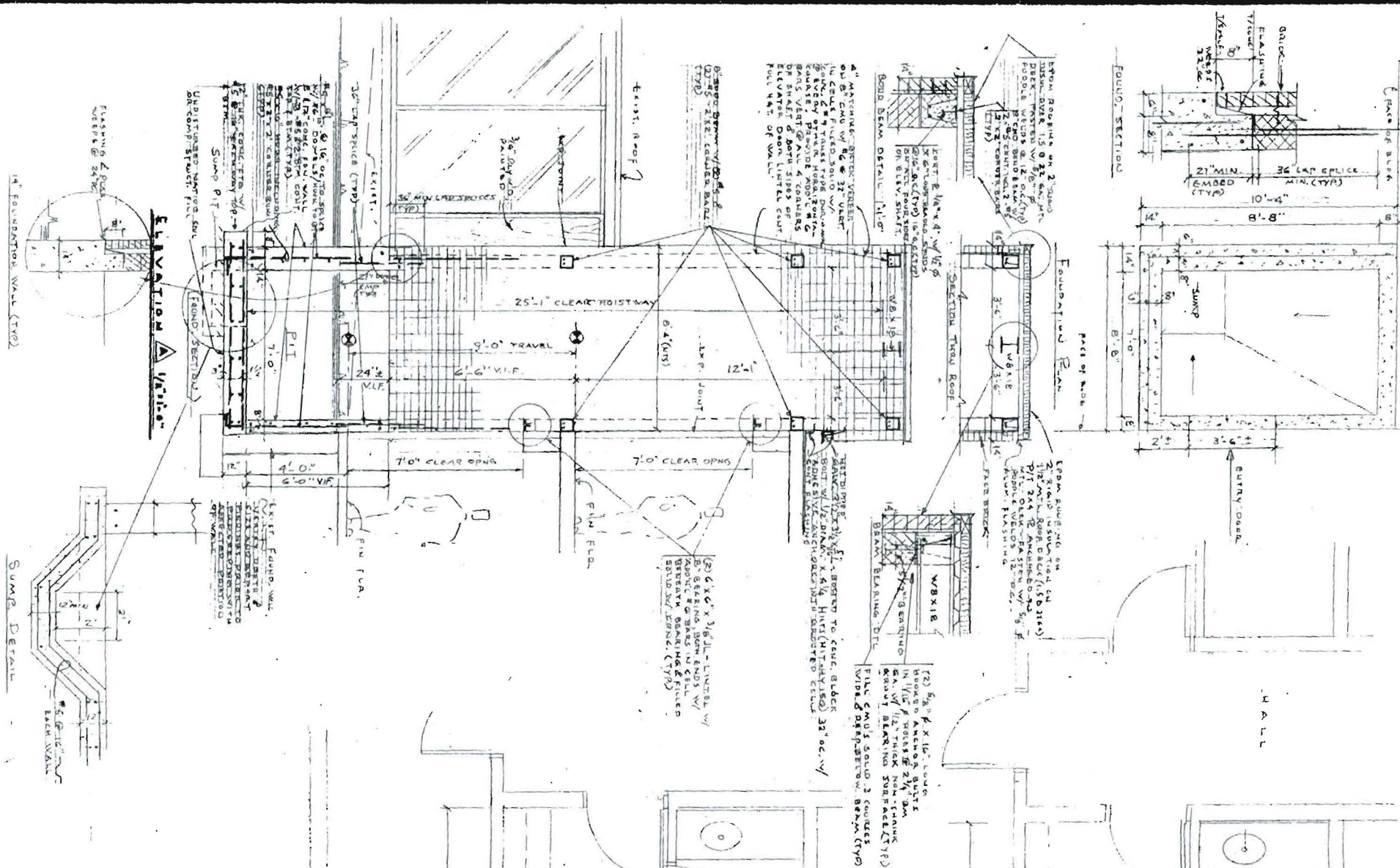
- ✓ 1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
- ✓ 2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
- ✓ 3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on site; and there will be no drive-through services provided;
- ✓ 4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
- ✓ 5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
- ✓ 6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
- ✓ 7. There are no evident deficiencies in existing screening from adjoining properties; and
- ✓ 8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way;
- ✓ 9. There are no current zoning violations;
- ✓ 10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
- ✓ 11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-523 (b).
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

Planning Barbara Barhydt

November 30, 2010

The request for an administrative authorization is approved with the standard condition of approval that the applicant obtain all required permits from the Inspection Division.



NOTE:
Aug. 8th 68 Males still re-
mains @ 32" oc vert. d
H. Dues-Wal @ every
other coudae. (Provide
B. padbeam black tye
cover up materials & other
padding.

HOLIDAY INN ~ WEST
81 RIVERSIDE DRIVE, BETLAUD, MAINE
NOV 4, 2010

• NOV 9, 2012 •

JOHN H. LEASURE ARCHITECT, INC.
SIX Q STREET
SOUTH PORTLAND, MAINE 04106

[illegible]

AI

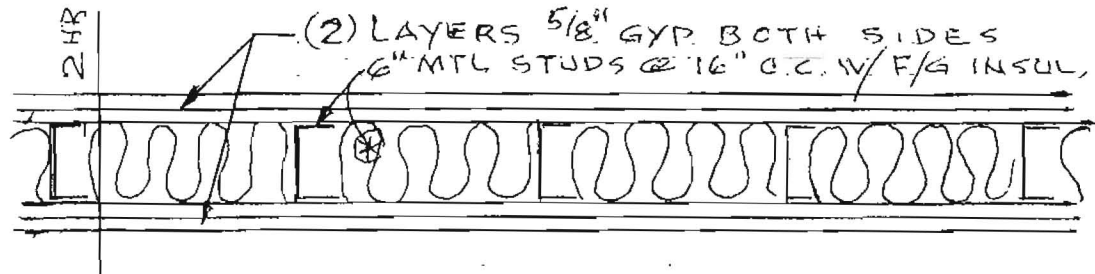
December 1, 2010

To: Ms Jeannie Bourke (Portland Bldg Inspection)

jmb@portlandmaine.gov

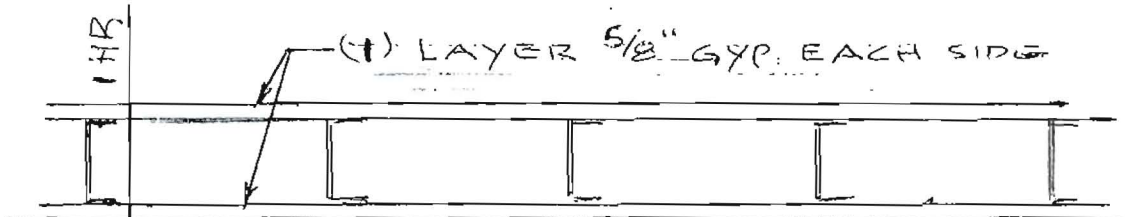
Re: Holiday Inn-West - 81 Riverside Drive, Ptld, Maine.

Fire wall materials on walls marked "2 hr"



2HR RATED ~ TYP. WALL DETAIL

(FIRST FLOOR MECH. ROOM)



1 HR. RATED ~ TYP. WALL DETAIL

(SECOND FLOOR STOR. ROOM)

DEC - 1 2010

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Dept. of Building Inspections
City of Portland Maine

JEANNIE, HOPE THIS WILL SUFFICE!

JOHN H. LEASUIZE



Certificate of Design Application

From Designer:

JOHN H. LEASURE ARCHT, INC. / L+L, ENG.

Date:

OCT. 25, 2010

Job Name:

HOL-INN-WEST (ELEVATOR ADD'N.)

Address of Construction:

81 RIVERSIDE ST, PORTLAND, ME.

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) R-1

Type of Construction NON-COMBUSTIBLE (TYPE II)

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

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

Supervisory alarm System? _____ Geotechnical/Soils report required? (See Section 1802.2) N.A.

Structural Design Calculations

YES 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
<u>CORRIDOR & EXIT</u>	<u>100 PSF</u>

Wind loads (1603.1.4, 1609)

1609.6 Design option utilized (1609.1.1, 1609.6)
100 MPH Basic wind speed (1809.3)
II / 1.0 Building category and wind importance Factor, I_w
 table 1604.5, 1609.5)
EXP. C Wind exposure category (1609.4)
+/- 0.18 Internal pressure coefficient (ASCE 7)
+20.7/-25.3 Component and cladding pressures (1609.1.1, 1609.6.2.2)
19.2/24.0 Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

1617.5 Design option utilized (1614.1)
I Seismic use group ("Category")
0.355/0.16 Spectral response coefficients, S_D & S_{D1} (1615.1)
"D" Site class (1615.1.5)

NA Live load reduction
45 PSF Roof live loads (1603.1.2, 1607.11)
45 PSF Roof snow loads (1603.7.3, 1608)
50 PSF Ground snow load, P_g (1608.2)
45 PSF If $P_g > 10$ psf, flat-roof snow load p_f
0.9 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)
NA Sloped roof snowload, p_s (1608.4)
"C" Seismic design category (1616.3)
1.H. Basic seismic force resisting system (1617.6.2)
2.5 Response modification coefficient, R , and
1.75 deflection amplification factor, C_d (1617.6.2)
1617.5 Analysis procedure (1616.6, 1617.5)
0.17 W Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)
 _____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)
 _____ Partition loads (1607.5)
 _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Certificate of Design

Date:

OCT. 25, 2010

From:

HOL INN - WEST

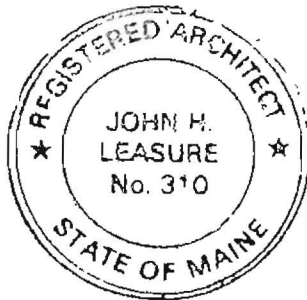
AGENT: JOHN H. LEASURE ARCHT, INC.

These plans and / or specifications covering construction work on:

ADD'N OF (2) STOP ELEVATOR @ INTERIOR COURT OF

EXIST. HOL. INN - WEST

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



(SEAL)

Signature:

John H. Leasure

Title:

PRGR.

Firm:

JOHN H. LEASURE ARCHT, INC.

Address:

SIX Q ST,

S.O. PORT, ME

Phone:

799 6570

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



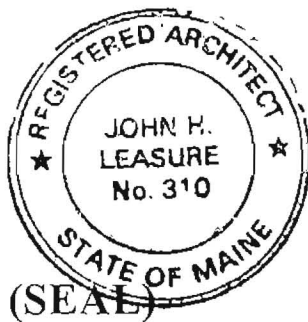
Accessibility Building Code Certificate

Designer: JOHN H. LEASURE ARCH'T, INC.

Address of Project: 81 RIVERSIDE ST, PORTLAND, ME.

Nature of Project: ADD'N OF (2) STOP ELEVATOR @ INTERIOR
COURT LOCATION OF EXIST. HOL. INN
HOTEL.

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 Standard. Please provide proof of compliance if applicable.



Signature: John H. Leasure

Title: PRER

Firm: JOHN H. LEASURE ARCH'T, INC.

Address: SIX Q ST,
SO. PORT, ME.

Phone: (207) 799 6570

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

Fire Department requirements.

The following shall be submitted on a separate sheet:

- ☐ Name, address and phone number of applicant and the project architect.
- ☐ Proposed use of structure (NFPA and IBC classification)
- ☐ Square footage of proposed structure (total and per story)(21 STORIES - 21 SF.
- ☒ Existing and proposed fire protection of structure.
- ☐ Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- ☐ A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- ☐ Elevators shall be sized to fit an 80" x 24" stretcher. ✓

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

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



New Commercial Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

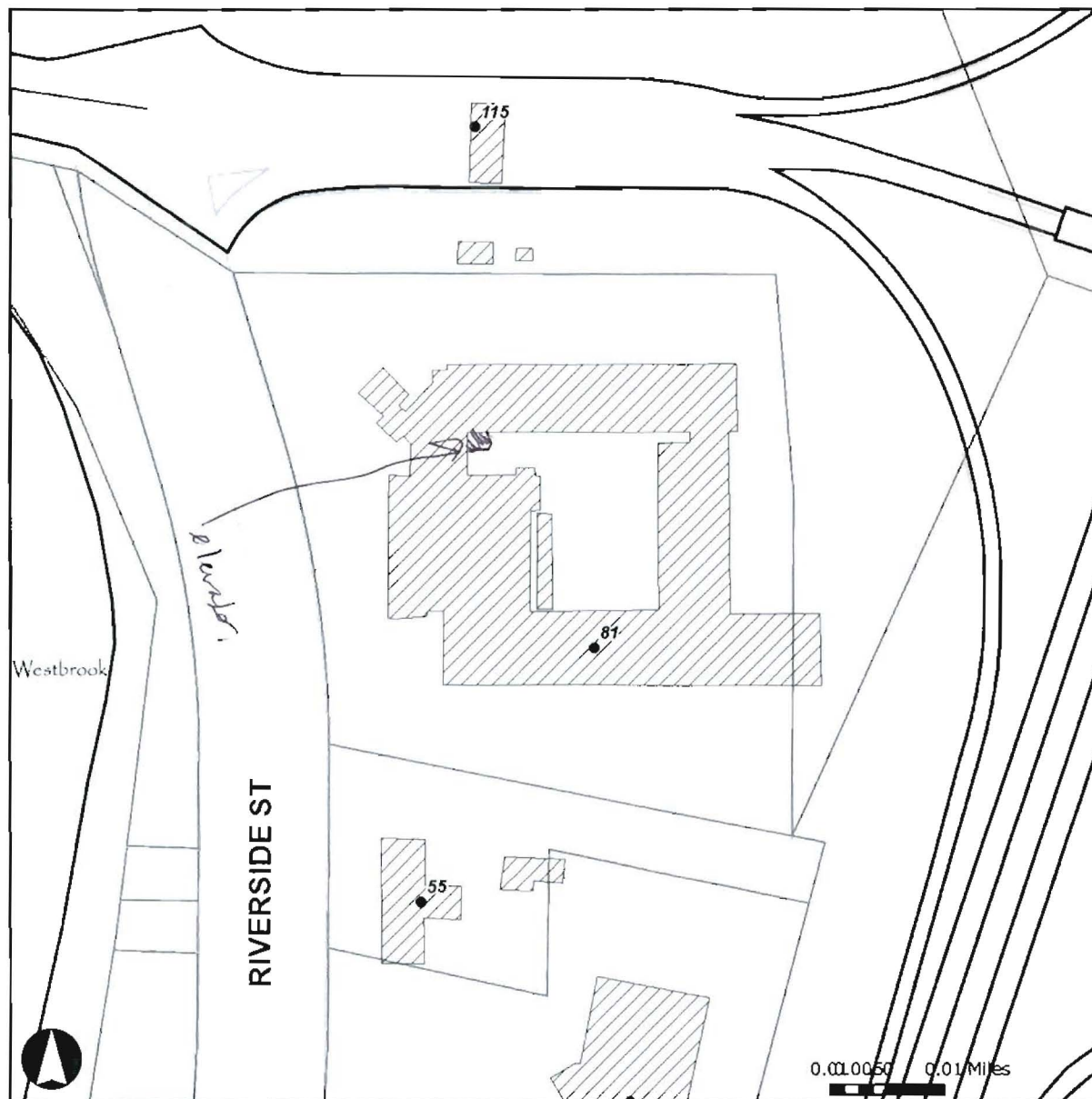
- ☒ Cross sections w/framing details
- ☒ Detail of any new walls or permanent partitions
- ☒ Floor plans and elevations
- ☐ Window and door schedules
- ☒ Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- ☐ Detail egress requirements and fire separations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

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

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

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

Map



Interstate



Streets

Traveled Ways

Stream



Wetland

Swamp



Lake/Pond



under_road



waterbody



Jetport



County Streets



A15

A21

A31

ME Towns

Land



Water Body



Ocean



Buildings

Building



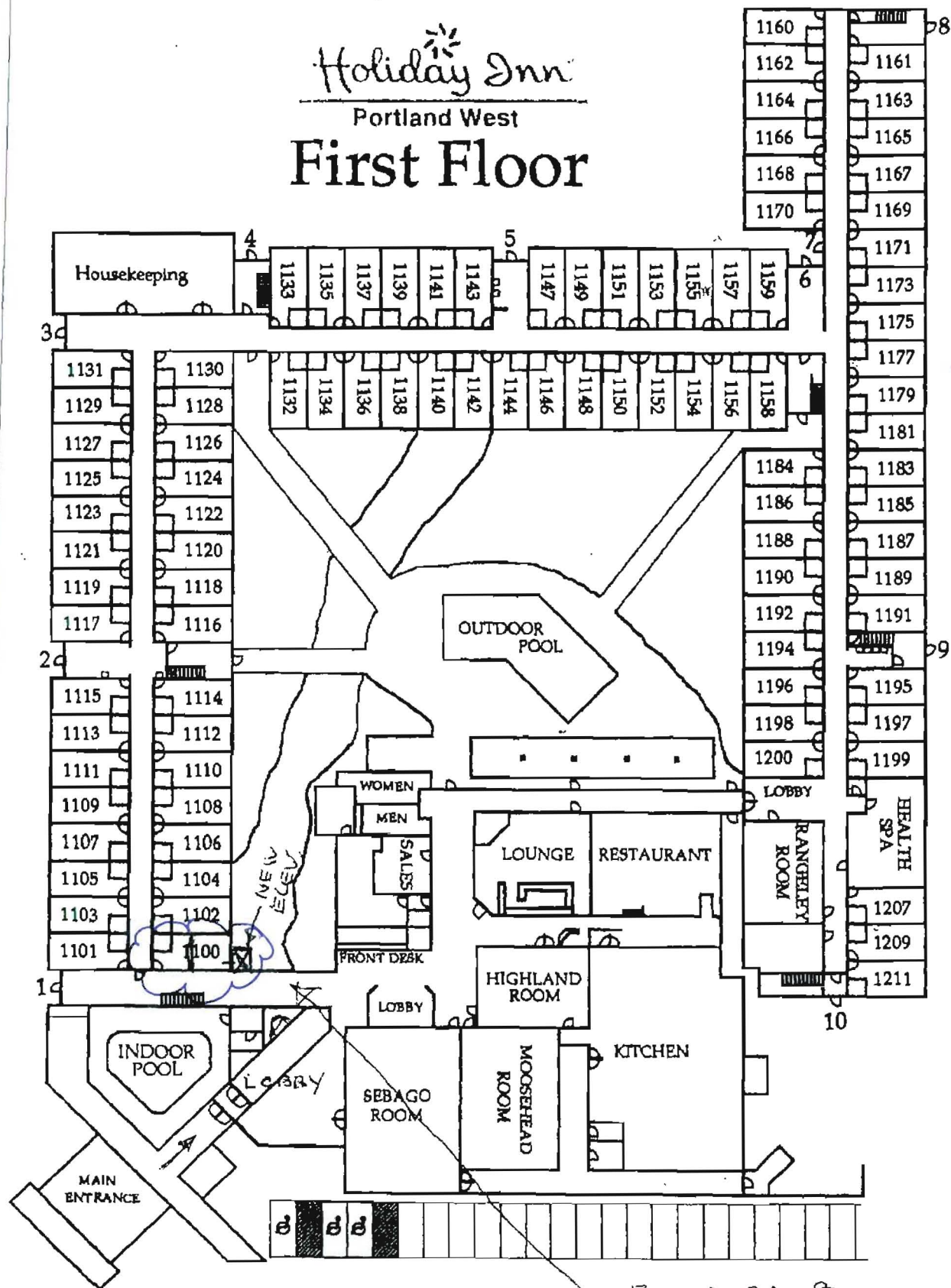
Out Building



Parcels



Holiday Inn Portland West First Floor



Second Floor

