



Accessibility Building Code Certificate



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/15

Designer:

Matthew Winch, Architect

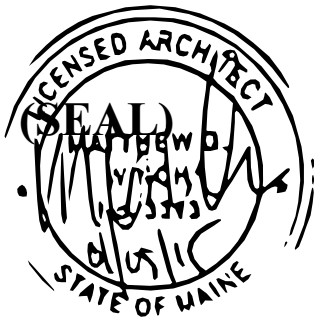
Address of Project:

1041 Brighton Ave

Nature of Project:

Interior renovation, including but not limited to selective
demolition of walls, construction of new walls and new doors
and frames in several new interior office spaces

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: Matthew Winch

Architect & Principal

Title: _____

Firm: Garrison Consulting

Address: 41 Edgewood Ave

Portland ME 04103

Phone: (207) 450-0750

E-mail: matthewwinch@earthlink.net

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



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Certificate of Design Application

From Designer:

Matthew Winch, Architect - dba Garrison Consulting

Date:

January 5, 2015

Job Name:

Back in Motion Physical Therapy

Address of Construction:

1041 Brighton Ave

2009 International Building Code

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

Building Code & Year 2009 Use Group Classification (s) 35,000

Type of Construction Type III

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC no

Is the Structure mixed use? yes If yes, separated or non separated or non separated (section 302.3) seperated

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

Structural Design Calculations

N/A Submitted for all structural members (106.1 – 106.11)

- _____ Live load reduction
- _____ Roof *live* loads (1603.1.2, 1607.11)
- _____ Roof snow loads (1603.7.3, 1608)
- _____ Ground snow load, P_g (1608.2)
- _____ If $P_g > 10$ psf, flat-roof snow load P_f
- _____ If $P_g > 10$ psf, snow exposure factor, C_e
- _____ If $P_g > 10$ psf, snow load importance factor, I_s
- _____ Roof thermal factor, C_t (1608.4)
- _____ Sloped roof snowload, P_s (1608.4)
- _____ Seismic design category (1616.3)
- _____ Basic seismic force resisting system (1617.6.2)
- _____ Response modification coefficient, R_f and deflection amplification factor C_d (1617.6.2)
- _____ Analysis procedure (1616.6, 1617.5)
- _____ Design base shear (1617.4, 1617.5.1)

Design Loads on Construction Documents (1603)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

- _____ Design option utilized (1609.1.1, 1609.6)
- _____ Basic wind speed (1809.3)
- _____ Building category and wind importance Factor, I_w , table 1604.5, 1609.5)
- _____ Wind exposure category (1609.4)
- _____ Internal pressure coefficient (ASCE 7)
- _____ Component and cladding pressures (1609.1.1, 1609.6.2.2)
- _____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

- _____ Design option utilized (1614.1)
- _____ Seismic use group ("Category")
- _____ Spectral response coefficients, S_D & S_{D1} (1615.1)
- _____ Site class (1615.1.5)

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: January 5, 2015

From: Matthew Winch, Architect

These plans and / or specifications covering construction work on:
Limited renovation to Back in Motion space at 1041 Brighton Ave, including new walls, doors

and finishes.

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



Signature: M. Winch
Architect, Principal
Title: _____
Firm: Garrison Consulting
Address: 41 Edgewood Ave
Portland ME 04103
Phone: (207) 450-0750
E-mail: matthewwinch@earthlink.net

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



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/15

January 6, 2015

Jeanie Bourke, CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101

Re: Building Permit Application
Back in Motion Physical Therapy
1041 Brighton Ave

Dear Jeanie,

In support of Back in Motion Physical Therapy's application for Building Permit approval please accept this supplemental letter that addresses the "Fire Department's Requirements" for the submission. We have noted EXIT, Travel Distance and Fire Extinguisher criteria / location on the submitted plans. The remaining requirements are noted below.

Contact info for Applicant and Architect

Applicant:
Back in Motion Physical Therapy
c/o Lori McDonald
94 Main Street
Gorham, ME 04038
(207) 839-5860
lmcdonald@mainephysicaltherapy.com

Authorized agent for the Applicant
Southern Maine Remodeling
c/o Travis Blake
32 Payne Road
Scarborough, ME 04074
(207) 883-3929
travisb@southernmaineremodeling.com

Architect:
Garrison Consulting
Matthew Winch, Architect
41 Edgewood Ave
Portland, ME 04103
(207) 450-0750
matthewwinch@earthlink.net

Square Footage info:
Renovation / expansion within existing - 24,150 footprint.
Existing Back in Motion space - 2,180 SF
Existing eye care space to be expanded into- 850 SF
Total completed Back in Motion space - 3,030 SF

Fire Protection:
No fire protection is required for the structure, there is a 1-hr demising wall between the existing eye care space and adjacent salon. The spaces are not sprinkled.

41 Edgewood Avenue Portland, ME 04103
(207) 450-0750
matthewwinch@earthlink.net



Life Safety Plan:

Given the rather straightforward nature of the plan submittal, life safety information has been shown on the plan. Fire ratings are not required, Travel distances (common path and Max Travel) are both noted well under requirements. Fire extinguishers and EXIT sign locations noted and emergency lighting is not required.

NFPA 101 and IBC 2009 Code Summary (IBC Items in BOLD):

Use Type – Business / Business

Occupant Load (Based on 100SF per person) – 30 calculated, 15 to 20 actual / Same as NFPA.

Means of Egress – 2 required, 2 provided / 1 Required, 2 provided

Means of Egress Components:

Doors – not less than 32", all doors provided 36" openings / Same as NFPA.

Stairs – NA

Hallways – 42" (existing) allowed for spaces under 50 person capacity / 36" allowed for spaces under 50 persons.

Means of egress remoteness $\frac{1}{2}$ diagonal of 76'-0" (38'-0"), 56'-0" provided / Not Applicable.

Travel Distance:

MAX Travel – 200'-0" allowable, 73'-6" provided

Common Path – 75'-0" allowable, 22'-6" provided / 75'-0" allowable, 73'-6" provided

(for single means of egress)

Dead end Corridor – 20'-0" allowable, 10'-0" provided / 50'-0" allowable, 10'-0" provided

Illumination of Means of Egress – Existing artificial lighting provides the minimum requirements / Same as NFPA.

Emergency Lighting – None required

Protection of vertical openings – None required

Detection, Alarm and Communication – None required

Portable fire extinguishers – 2 provided (one at front door, one at rear egress door) / Same as NFPA

Corridors – NA

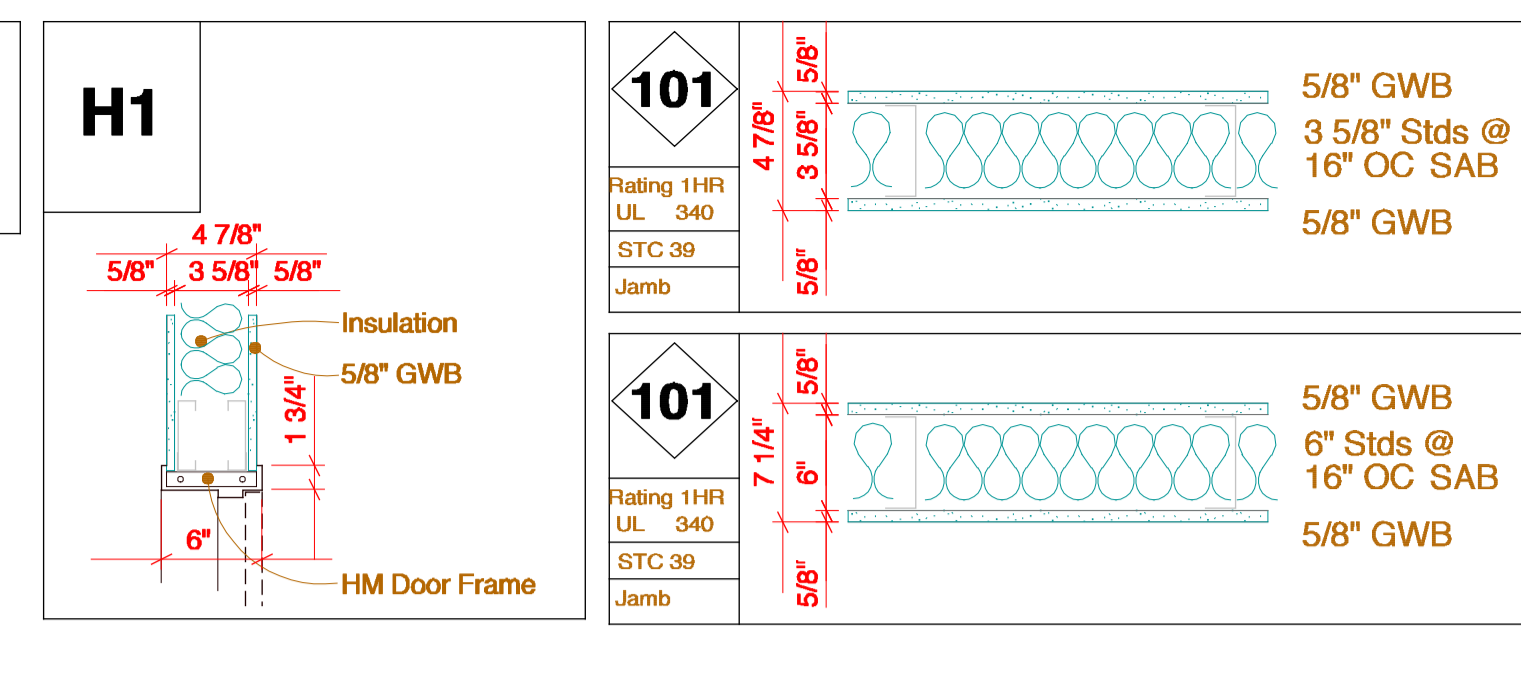
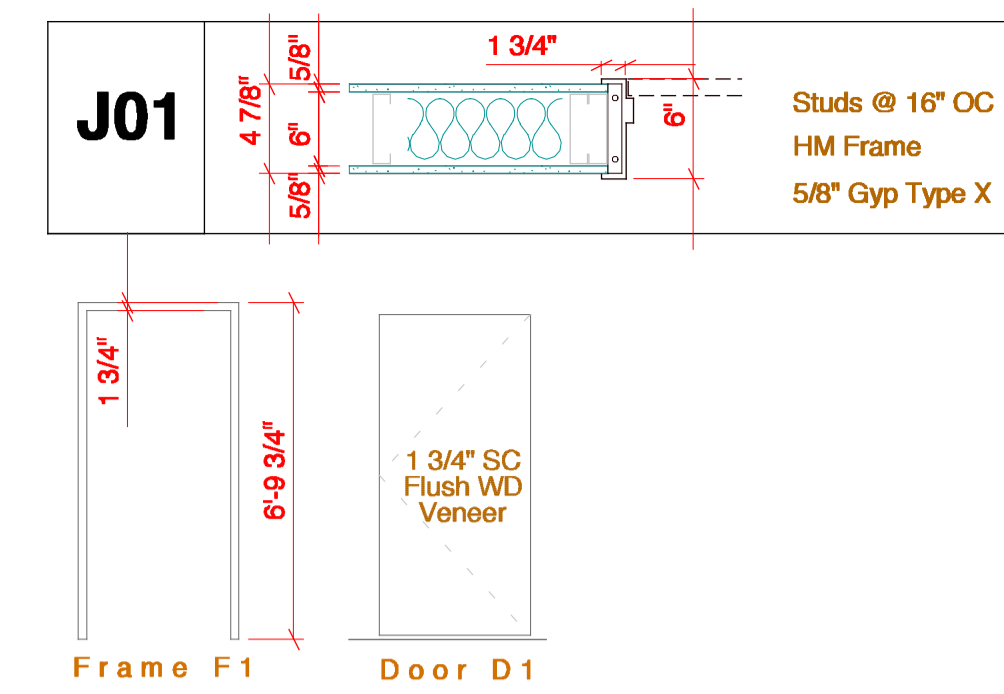
If there are any questions regarding this submittal please do not hesitate to contact us.

Sincerely,

Matthew G Winch
Principal

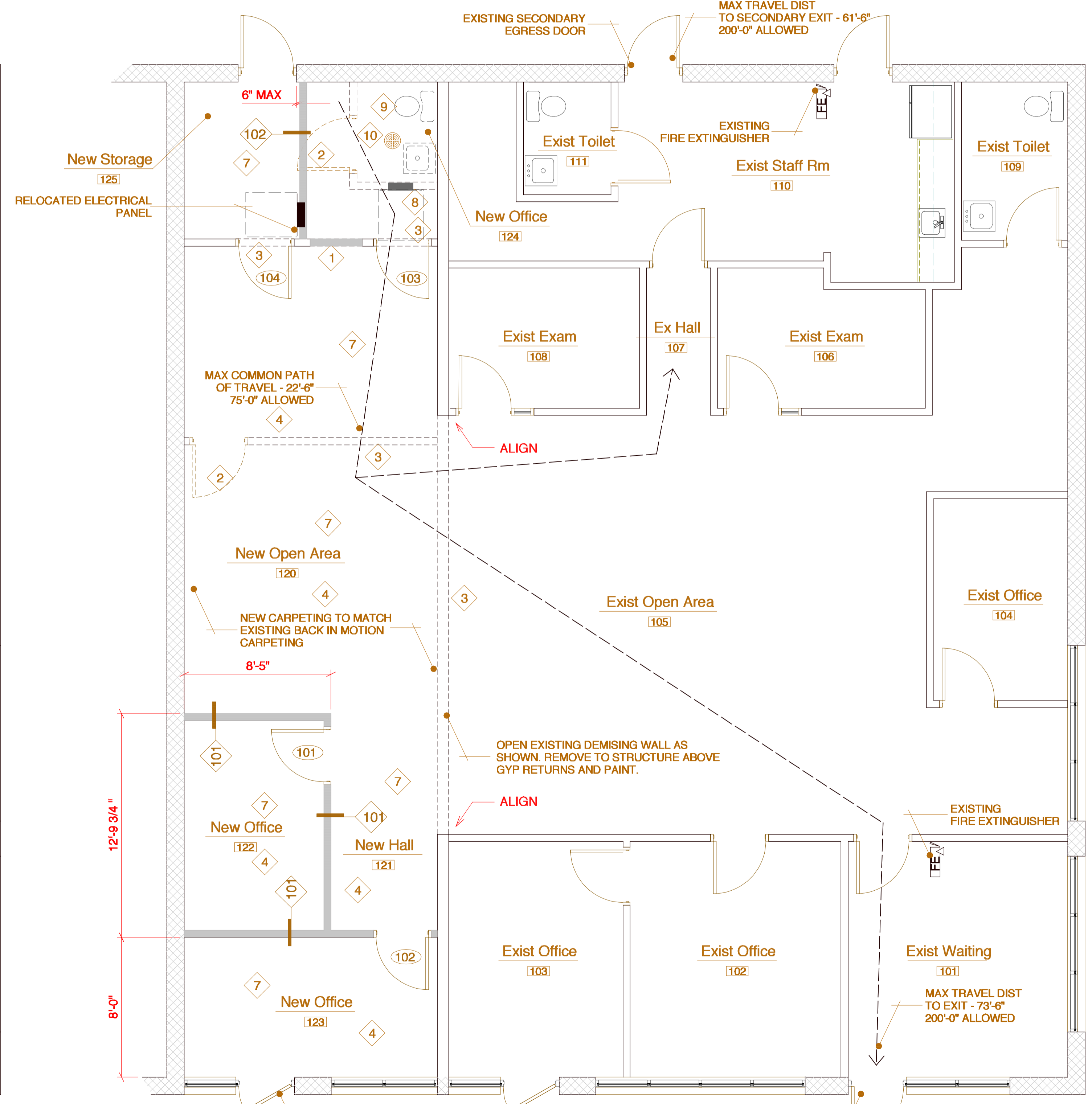
Frame & Door Schedule

DOOR NO.	LOCATION (opens into)	LABEL	MATERIAL	TYPE	FRAME			DOOR		THRESHOLD	UNDERCUT	HARDWARE	SECURITY	REMARKS		
					WIDTH	HEIGHT	DEPTH	HEAD	JAMB							
															TYPE	MATERIAL
101	New Office - Room #122	none	HM	F1	3'-0"	6'-8"	4 7/8"	H1	J01	D1	WD	none	1/2"	D	--	none
102	New Office - Room #123	none	HM	F1	3'-0"	6'-8"	4 7/8"	H1	J01	D1	WD	none	1/2"	D	--	none
103	New Office - Room #125	none	HM	F1	3'-0"	6'-8"	4 7/8"	H1	J01	D1	WD	none	1/2"	D	--	none
104	New Storage - Room #126	none	HM	F1	3'-0"	6'-8"	4 7/8"	H1	J01	D1	WD	none	1/2"	D	--	none

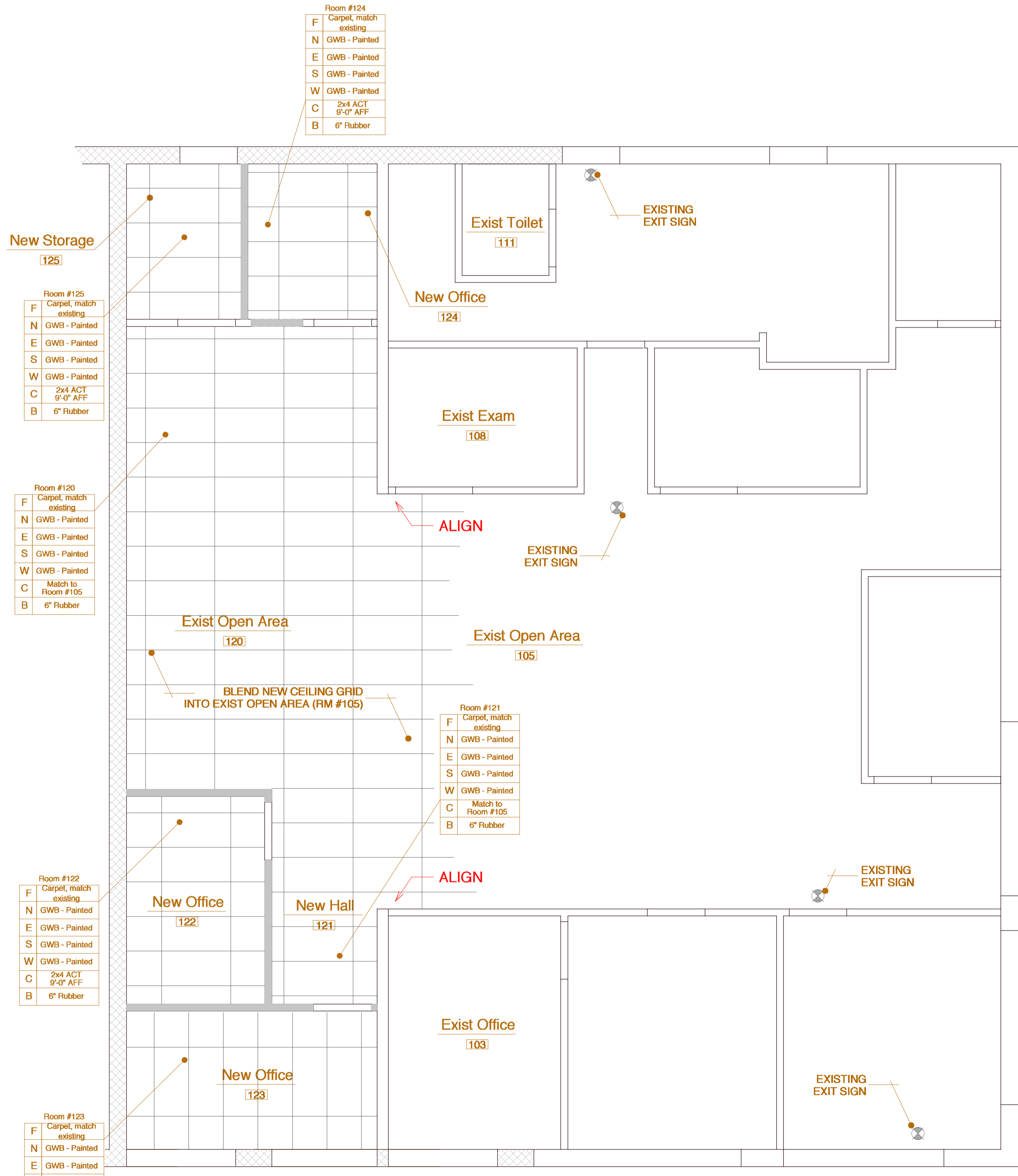


Demolition Notes

- Remove existing door, frame and blocking. Prep opening for infill wall.
- Remove existing door or window.
- Remove existing wall.
- Remove existing flooring, backing and accessories.
- Remove existing plumbing fixture.
- Remove existing lighting fixtures and ceiling material.
- Remove existing electrical panel.
- Remove existing lavatory and toilet cap all water lines, waste lines and floor drain at floor level.
- Remove hot water heater (above ceiling) and cap all water lines at floor level.



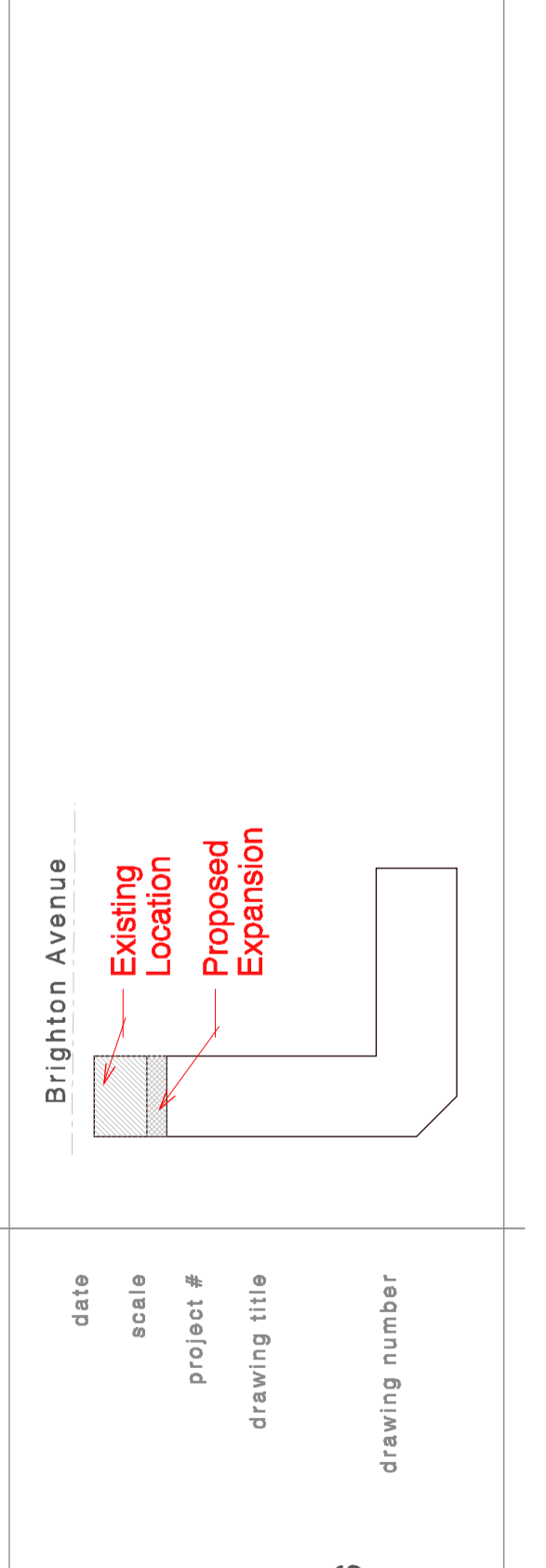
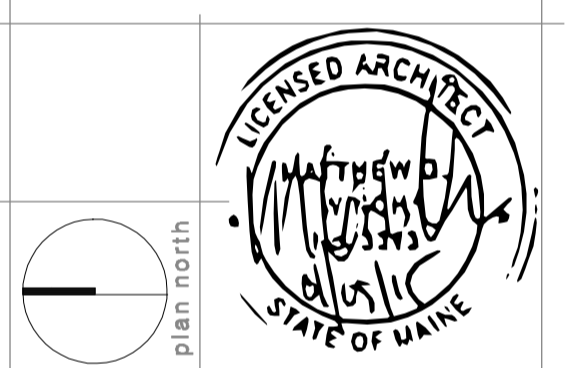
10 Floor Plan



20 Reflected Ceiling / Finish Plan

date	description

project name: **Back in Motion**
 project location: 1041 Brighton Ave Portland, Maine





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Jeff Levine, AICP, Director
Director of Planning and Urban Development

Tammy Munson
Director, Inspections Division

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 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 opportunities below.

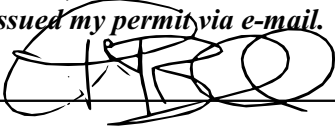
I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- 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,
- or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland
Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. **After all approvals have been met and completed, I will then be issued my permit via e-mail.** No work shall be started until I have received my permit.

Applicant Signature:  Date: Jan 6, 2015

I have provided digital copies and sent them on: _____ Date: Jan 6, 2015

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

Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-8936

**Laurie Leader - Re: BP#2015-00040 1041 Brighton Avenue - Preliminary plan review comm**

From: "Matthew G. Winch" <matthewwinch@earthlink.net>
To: Laurie Leader <LRL@portlandmaine.gov>
Date: 2/4/2015 5:29 PM
Subject: Re: BP#2015-00040 1041 Brighton Avenue - Preliminary plan review comments
Attachments: 2015001 Code Analysis 020315.pdf

Hi Laurie -

Attached please find the previously submitted NFPA Summary required by the Fire Department, updated to include the IBC requirements as applicable to this use. We were not aware this was an additional requirement.

There is a Key Plan on the plan we provided. It shows the relationship of the Existing Back in Motion space to the adjacent one they are taking over within the entire 1041 Brighton Ave shopping plaza. The space that will now be adjacent to the expanded Back in Motion is a nail salon, another Personal Services space and also a business use. There is no code required separation between two business uses.

Any other questions please let me know.

Best,
Matthew



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General Building Permit Application


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

Address/Location of Construction: 1041 Brighton Avenue		
Total Square Footage of Proposed Structure:		0 new construction, 840 SF of renovated space.
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 274 - D - 001	Applicant Name: Back in Motion Address 94 Main Street City, State & Zip Gorham, ME 04038	Telephone: (207) 839-5860 Email: lmcdonald@mainephys
Lessee/Owner Name : Back in Motion (if different than applicant) Address: 94 Main Street City, State & Zip: Gorham, ME 04038 Telephone (207) 839-5860 E-mail: lmcdonald@mainephysicalthe	Contractor Name: So. ME Remode (if different from Applicant) Address: 32 Payne Road City, State & Zip: Scarborough, ME 04074 Telephone (207) 883-3929 E-mail: travisb@southernmainerer	Cost Of Work: \$ 25,000 / \$289.00 C of O Fee: \$ 100 Historic Rev \$ _____ Total Fees : \$ 389.00
Current use (i.e. single family) <u>Business - Professional Services</u>		
If vacant, what was the previous use? <u>Business - Professional Services</u>		
Proposed Specific use: <u>Business - Professional Services</u>		
Is property part of a subdivision? <u>no</u> If yes, please name _____		
Project description: Expansion of existing tenant into adjacent tenant space. Demo, new walls, doors and finishes		
Who should we contact when the permit is ready: Southern Maine Remodeling c/o Travis Blake		
Address: 32 Payne Road		
City, State & Zip: Scarborough, ME 04074		
E-mail Address: travisb@southernmaineremodeling.com		
Telephone: (207) 883-3929		

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 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.

Signature:  Date: January 6, 2015

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



New Commercial Permit Application Checklist



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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
- 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 2009
- 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,
- Electronic files in PDF format are required.
- State Fire Marshall Permit may be required.
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

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

1 copy 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



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Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address, e-mail 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)
- 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: \$25.00 for the first \$1000.00 construction cost, \$11.00 per additional \$1000.00 cost

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