



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-10-2574-ALTCOMM

Located At: 116 BISHOP ST

CBL: 293- C-016-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. It is understood that the building has been moved forward so that it will be within the I-M zone area on the property and not within the R-3 zone.
3. Separate permits are required for any new signage.

DRC

11-9-11

See Planning Approval Letter for Conditions of Approval.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Ventilation of this space is required per ASRAE 62.2 or 62.1, 2007 edition.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. An inspection of the installation of the steel and concrete 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.
5. Special inspection reports shall be submitted to this office on a periodic basis. A final special inspection report must be submitted prior to issuance of a certificate of occupancy. This report must demonstrate any deficiencies and corrective measures that were taken.
6. Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.

Fire .

All construction shall comply with City Code Chapter 10.

This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

As-built documents shall be submitted in pdf to the Building Inspections Office upon completion of job.

The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.

The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.

All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS".

Records cabinet, FACP, annunciator(s), and pull stations shall be keyed alike.

Any cutting and welding done will require a Hot Work Permit from Fire Department.

Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.

A single source supplier should be used for all through penetrations.

Install shall comply with all manufacture's specifications.

Nicholas Adams - CMP Bishop Street Substation - Building Permit Application Support Drawings

From: "McKernan, Scott (Augusta,ME-US)" <SMcKernan@trcsolutions.com>
To: "Nicholas Adams (NADAMS@portlandmaine.gov)" <NADAMS@portlandmaine.gov>
Date: 11/29/2011 12:01 PM
Subject: CMP Bishop Street Substation - Building Permit Application Support Drawings
CC: "Libby, Dave (SNC Lavalin-T&D)" <david.libby@cmpco.com>
Attachments: 520-4-1.PDF; 520-4-2.PDF; 520-4-3.PDF; Parkline Erection Dwg Pkg.pdf

Mr. Adams,

As we discussed just now, attached are the stamped drawings to support the building permit application for the new control enclosure.

You should find (in pdf format):

- Foundation Plan & Details
- Floor Plan
- Exterior Elevations
- Manufacturer's (Parkline) Erection Drawing Package

I will forward the Statement of Special Inspections to you via email as soon as I receive it. I expect it later this afternoon.

If there is anything additional that you should require, please let me know. Thank you very much for your help.

V/R,



Scott McKernan
Project Manager



14 Gabriel Drive, Augusta, ME 04330
T: 207.620.3859 | F: 207.621.8226 | C: 207.215.5517

Follow us on [LinkedIn](#) or [Twitter](#) | www.trcsolutions.com

Statement of Special Inspections

Project: BISHOP STREET SUBSTATION
Location: PORTLAND ME
Owner: CENTRAL MAINE POWER

Design Professional in Responsible Charge:

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 Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This *Statement of Special Inspections* encompass the following disciplines:

- Structural Mechanical/Electrical/Plumbing
 Architectural Other: _____

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. 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 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 Registered Design Professional in Responsible Charge.

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 prior to issuance of a Certificate of Use and Occupancy.

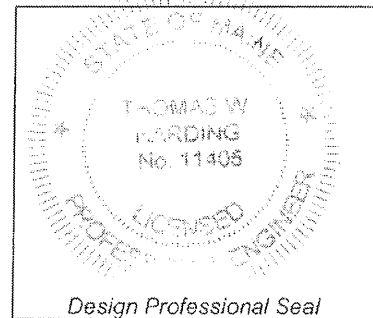
Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: AT ANCHOR INSTALLATION,

or per attached schedule.

Prepared by:

THOMAS W. HARDING, P.E.
(type or print name)



Thomas W. Harding, P.E. 11-30-11
Signature Date

Owner's Authorization:

Building Official's Acceptance:

Signature Date Signature Date

Cold-Formed Steel Framing

Item	Agency # (Qualif.)	Scope
1. Member Sizes		
2. Material Thickness		
3. Material Properties		
4. Mechanical Connections		
5. Welding		
6. Framing Details		
7. Trusses		
8. Permanent Truss Bracing		
9. Other: Building Anchor Installation		The inspector's duties include verification of anchor type and dimensions; concrete type and compressive strength; predrilled hole dimensions and cleanliness; drill bit compliance with ANSIB212.15-1994; anchor spacings, edge

distances and embedment and anchor installation in accordance with Parkline's installation instructions.

Statement of Special Inspections

Project: **Bishop Street Substation Control House Building Foundation**

Location: **116 Bishop Street Portland, ME**

Owner: **Central Maine Power**

Design Professional in Responsible Charge: **Andrew J. Williams, P.E.**

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 Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This *Statement of Special Inspections* encompass the following disciplines:

- Structural Mechanical/Electrical/Plumbing
 Architectural Other: _____

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. 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 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 Registered Design Professional in Responsible Charge.

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 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.

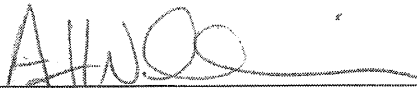
Interim Report Frequency: *Monthly*

or per attached schedule.

Prepared by:

Andrew J. William, P.E.

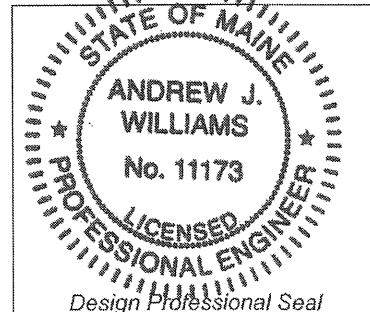
(type or print name)



Signature

11/28/2011

Date



Owner's Authorization:

Building Official's Acceptance:

Signature

Date

Signature

Date

Schedule of Inspection and Testing Agencies

This Statement of Special Inspections / Quality Assurance Plan includes the following building systems:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Soils and Foundations | <input type="checkbox"/> Spray Fire Resistant Material |
| <input checked="" type="checkbox"/> Cast-in-Place Concrete | <input type="checkbox"/> Wood Construction |
| <input type="checkbox"/> Precast Concrete | <input type="checkbox"/> Exterior Insulation and Finish System |
| <input type="checkbox"/> Masonry | <input type="checkbox"/> Mechanical & Electrical Systems |
| <input type="checkbox"/> Structural Steel | <input type="checkbox"/> Architectural Systems |
| <input type="checkbox"/> Cold-Formed Steel Framing | <input type="checkbox"/> Special Cases |

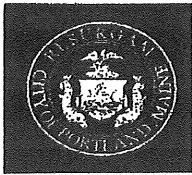
Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator Andrew J. Williams	<i>TRC Engineers</i>	<i>249 Western Ave Augusta, ME 04330 207-450-8491 awilliams@trcsolutions.com</i>
2. Inspector Shaun Clary	<i>TRC Engineers</i>	<i>249 Western Ave Augusta, ME 04330 207-485-0600 sclary@trcsolutions.com</i>
3. Inspector		
4. Testing Agency	<i>S.W. Cole Engineering, Inc.</i>	<i>286 Portland Road Gray, ME 04039 207-657-2866 infogray@swcole.com</i>
5. Testing Agency		
6. Other		

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.

Item	Agency # (Qualif.)	Scope
1. Shallow Foundations	4	<p><i>Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report. - ALL</i></p> <p><i>Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill - ALL</i></p>
2. Controlled Structural Fill	4	<p><i>Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material. - SAMPLE</i></p> <p><i>Inspect placement, lift thickness and compaction of controlled fill. - SAMPLE</i></p> <p><i>Test density of each lift of fill by nuclear methods (ASTM D2922) - SAMPLE</i></p>
3. Deep Foundations	N/A	
4. Load Testing	N/A	
4. Other:	N/A	

Cast-in-Place Concrete

Item	Agency # (Qualif.)	Scope
1. Mix Design	4 1	<i>Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design. - ALL</i> <i>Review mix designs. - ALL</i>
2. Material Review	1, 2	<i>Review all material submittals. - ALL</i>
3. Reinforcement Installation	1, 2	<i>Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters - ALL</i>
4. Post-Tensioning Operations	N/A	
5. Welding of Reinforcing	N/A	
6. Anchor Rods	1, 2	<i>Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors. - ALL</i>
7. Concrete Placement	1, 2, 4	<i>Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated. - ALL</i>
8. Sampling and Testing of Concrete	4	<i>Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064). SAMPLE AS DESCRIBED IN SPEC SECTION 03 30 10</i>
9. Curing and Protection	1, 2	<i>Inspect curing, cold weather protection and hot weather protection procedures. CONTROL HOUSE FLOOR SLAB</i>
10. Other:		

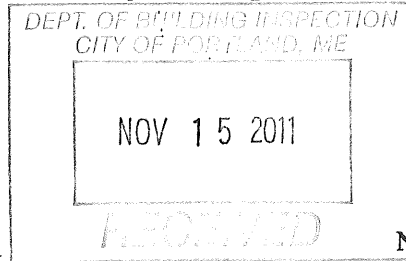


PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Planning & Urban Development Department
Gregory A. Mitchell, Acting Director

Planning Division
Alexander Jaegerman, Director



November 9, 2011

Central Maine Power Company
Attention: Gerry Mirabile
83 Edison Drive
Augusta, ME 04336

TRC Engineers
Attention: Mark Christopher
14 Gabriel Drive
Augusta, ME 04330

Project Name:	CMP Substation Expansion	Project ID:	2011-313
Address:	116 Bishop Street	CBL:	293-C-16
Applicant:	Central Maine Power Company		
Planner:	Shukria Wiar		

Dear Mr. Mirabile:

On October 6, 2011, the Planning Authority approved with conditions a Level I site plan for Central Maine Power Company for an expansion of the substation yard by 5,000 sq ft and the addition of electrical components, such as breakers, distribution line, transformer, and control house, at 116 Bishop Street. The decision is based upon the plans and application as submitted by Central Maine Power Company and prepared by TRC Engineers with a revision date of 10.27.2011. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance. Since the approval letter dated 10.11.2011, the original condition #3 has been revised as the following:

A vehicular access easement or sufficient executed access agreement between CMP and the adjacent property owned by Deering Lodge Building Corporation, securing rights to improve and utilize the portion of the access drive to the CMP site that is shown on the adjacent property shall be submitted for Planning Authority and Corporation Counsel review and approval and upon city approval the easement or agreement shall be recorded at the Cumberland County Registry of Deeds, prior to the issuance of a certificate of occupancy.

The following original conditions of approval have been met:

1. The applicant shall contribute \$1,680.00 as an urban impaired stream mitigation fee in lieu of on-site stormwater mitigation measures; and
2. The applicant shall revise the final site plan to show the installation of a bituminous sidewalk along the frontage of the Central Maine Power Company Substation that abuts Bishop Street. The sidewalk shall comply with the City of Portland Technical Standard; and
3. The final site plan shall show the zone line that crosses the property.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. 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.
7. **Department of Public Services Permits** 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. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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, please contact Shukria Wiar at (207) 756-8083 or via shukriaw@portlandmaine.gov
Sincerely,

Alexander Jaegerman
(33)

Alexander Jaegerman
Planning Division Director

Attachments:

1. Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis, Director of Planning and Urban Development Department
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Mgr, Planning
Shukria Wiar, Planner
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director,
Lannie Dobson, Administration, Inspections Division
Michael Bobinsky, Director, Public Services
Katherine Earley, Engineering Services Mgr., Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Jane Ward, Administration, Public Services
Capt. Chris Pirone, Fire Department
Jeff Tarling, City Arborist, Public Services
Thomas Errico, P.E., T.Y. Lin Associates
David Senus, P.E., Woodard & Curran
Assessor's Office
Approval Letter File