Inspections Division

Date: 01/14/14

Acknowledgment of Code Compliance Responsibility- Fast Track Project

I, Timothy Albair am the owner or duly **authorized owner's agent** of the property listed below
Print Legal Name

1 Rice ST, 383-421 Riverside Ind. Pkwy
Physical Address

I am seeking a permit for the construction or installation of:

Interior Renovations, non load bearing walls & exterior windows
Proposed Project Description

I understand that the permits obtained pursuant to this acknowledgement of code compliance responsibility will be in my name and that I am acting as the **general contractor** for this project. I accept full responsibility for the work performed.

I am submitting for a permit authorized by the **State of Maine Uniform Building and Energy Code (MUBEC), Fuel Board Laws and Rules and all locally adopted codes and standards applying to Plumbing, Electrical, Fire Prevention and Protection in anticipation of having it approved or approved with conditions**. I have read the following statement and understand that **failure to comply with all conditions once construction is begun may necessitate an immediate work stoppage until such time as compliance with the stipulated conditions is attained**. I certify that I have made a diligent inquiry regarding the need for concurrent state or federal permits to engage in the work requested under this building permit, and no such permits are required or I will have obtained the required permits prior to issuance of this permit. I understand that the granting of this permit shall not be construed as satisfying the requirements of other applicable Federal, State or Local laws or regulations, including City of Portland historic preservation requirements, if applicable. I understand and agree that this permit does not authorize the violation of regulations.

In addition, I understand and agree that this building permit does not authorize the violation of the **12 M.R.S. § 12801 *et seq*. - Endangered Species.**

I certify under penalty of perjury and under the laws of the State of Maine the foregoing is true and correct. I further certify that all easements, deed restrictions, or other encumbrances restricting the use of the property are shown on the site plans submitted with this application.

I hereby apply for a permit as a Owner's Agent of the below listed property and by so doing will assume
Owner or Owner's Agent

responsibility for compliance with all applicable codes, bylaws, rules and regulations.

I further understand that it is my responsibility to schedule inspections of the work as required and that the City's inspections will, at that time, check the work for code compliance. The City's inspectors may require modifications to the work completed if it does not meet applicable codes. T.A. *INITIAL HERE*

Sign Here: _____ Date: 12/12/13
Owner or Owner's Authorized Agent

PLEASE ALSO FILL OUT AND SIGN SECOND PAGE

Inspections Division

Date: 01/14/14

Acknowledgment of Code Compliance Responsibility- Fast Track Project

OFFICE USE ONLY

PERMIT #_____

CBL #_____

THIS PROJECT IS ELIGIBLE FOR FAST TRACK PERMITTING BECAUSE IT IS IN THE FOLLOWING CATEGORY / CATEGORIES (CHECK ALL THAT APPLY):

- [ ] One/Two Family Swimming Pools, Spas or Hot Tubs
- [ ] One/Two Family Decks, Stairs and Porches (attached or detached) First Floor Only
- [ ] One/Two Family Detached One Story Accessory Structures (garages, sheds, etc.) not to exceed 600sq ft with no habitable space
- [ ] Home Occupations (excluding day cares)
- [ ] One/Two Family Renovation/Rehabilitation (within the existing shell)
- [ ] Attached One /Two Family Garages /Additions/Dormers bearing the seal of a licensed design professional
- [ ] New *Sprinklered* One and Two Family Homes (bearing the seal of a licensed design professional stating code compliance) – ***MUST STILL RECEIVE LEVEL 1 SITE PLAN APPROVAL FROM PLANNING***
- [ ] One/Two Family HVAC (including boilers, furnaces, heating appliances, pellet and wood stoves)
- [x] Interior office renovations with no change of use (no expansions; no site work; no load bearing structural changes are eligible)bearing the seal of a licensed design professional stating code compliance
- [ ] Interior Demolition with no load bearing demolition
- [ ] Amendments to existing permits
- [ ] Commercial HVAC systems (with structural and mechanical plans bearing the seal of a licensed design professional stating code compliance)
- [ ] Commercial HVAC for Boilers/Furnaces/Heating Appliances
- [ ] Commercial Signs or Awnings
- [ ] Exterior Propane Tanks
- [ ] Residential or Commercial Subsurface Waste Water Systems (No Rule Variance Only)
- [ ] Renewal of Outdoor Dining Areas
- [ ] Temporary Outdoor Tents and stages under 750 sq ft per tent or stage
- [ ] Fire Suppression Systems (Both non-water and water based installations)
- [ ] Fences over 6'-0" in height
- [ ] Site work only
- [ ] Retaining walls over 4ft in height with stamped plans (or approval from inspection staff)

I understand that if the property is located in a historic district this application will also be reviewed by Historic Preservation. I further understand that the Building Inspections Division reserves the right to deny a fast track eligible project.

Sign Here: _____ Date: 12/12/13

Owner or Owner's Authorized Agent

Inspections Division
Date: 01/14/14

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, once my complete permit application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.

☐ Within 24-48 hours, once my permit application and corresponding paperwork has been electronically delivered, I intend to **hand deliver** a payment method to the Inspections Office, Room 315, Portland City Hall.

☐ I intend to deliver a payment method through the U.S. Postal Service mail once my permit paperwork has been electronically delivered.

Applicant Signature: Date:

I have provided digital copies and sent them on: Date:

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

Inspections Division
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Commercial Interior & Change of Use 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.

- [x] Cross sections w/framing details
- [x] Detail of any new walls or permanent partitions
- [x] Floor plans and elevations
- [x] Window and door schedules
- [ ] Complete electrical and plumbing layout.
- [ ] Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- [ ] Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEEC 2009 Existing
- [ ] Proof of ownership is required if it is inconsistent with the assessors records.
- [x] Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- [x] Per State Fire Marshall, all new bathrooms must be ADA compliant.

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

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- [ ] The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- [ ] Location and dimensions of parking areas and driveways, street spaces and building frontage.
- [ ] Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

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

Inspections Division
Date: 01/14/14

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.

Address/Location of Construction: 1 Rice Street, 383-421 Riverside Industrial Pkwy.		
Total Square Footage of Proposed Structure:	8,850	
Tax Assessor's Chart, Block & Lot Chart# 354 Block# A Lot# 3	**Applicant Name:** Capricorn Products LLC Address 12 Rice Street City, State & Zip Portland, Maine 04103	Telephone: 207-321-0014 Email:
Lessee/Owner Name : Alpine Realty Corp (if different than applicant) Address: 380 Warren Avenue City, State & Zip: Portland, ME 04103 Telephone & E-mail: 207-653-9495/andreaamg@maine	**Contractor Name:** Albair Construction Inc. (if different from Applicant) Address: 10 Alexander Drive City, State & Zip: Cape Elizabeth, ME 04107 Telephone & E-mail: 207-831-9338/TimAlbair@gmail	Cost Of Work: $ 50,000.00 C of O Fee: $_____ Historic Rev $_____ **Total Fees : $**_____

Current use (i.e. single family) Business Multi-Use Office
If vacant, what was the previous use? _____
Proposed Specific use: _____
Is property part of a subdivision? ___ If yes, please name _____
Project description:

Who should we contact when the permit is ready: Tim Albair, Albair Construction Co., Inc.
Address: 10 Alexander Drive
City, State & Zip: Cape Elizabeth, Maine 04107
E-mail Address: TimAlbair@gmail.com
Telephone: 207-831-9338

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:** 12/12/13

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

Fire Department requirements.

The following shall be submitted on a separate sheet:

- [x] Name, address and phone number of applicant **and** the project architect.
- [x] Proposed use of structure (NFPA and IBC classification)
- [x] Square footage of proposed structure (total and per story)
- [x] Existing and proposed fire protection of structure.
- [ ] Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- [x] 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.

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Inspections Division
Date: 01/14/14

Certificate of Design Application

From Designer: Gawron Turgeon Architects

Date: 12. 11. 12

Job Name: Capricorn

Address of Construction: 12 Rice street
1 Rice street per Portland

2009 International Building Code

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

Building Code & Year 2009 Use Group Classification (s) Business - existing

Type of Construction II (000)

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

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

Supervisory alarm System? yes Geotechnical/Soils report required? (See Section 1802.2) n/a

Structural Design Calculations

n/a 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
n/a	

Wind loads (1603.1.4, 1609)

n/a 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)

n/a Design option utilized (1614.1)
Seismic use group ("Category")
Spectral response coefficients, S_{DS} & S_{D1} (1615.1)
Site class (1615.1.5)

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, 16175.5.1)

Flood loads (1803.1.6, 1612)

n/a Flood Hazard area (1612.3)
n/a Elevation of structure

Other loads

n/a 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

Inspections Division
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Accessibility Building Code Certificate

Designer: Gawron Turgeon Architects

Address of Project: 12 Rice Street / 1 Rice Street per Portland

Nature of Project: Interior renovation to business; exterior window installation.

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
STANLEY W. GAWRON
1145
STATE OF MAINE
(SEAL)

Signature:

Title: Architect

Firm: Gawron Turgeon Architects

Address: 29 Black Point Road
Scarborough, Maine

Phone: 207-883-6307

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

Inspections Division
Date: 01/14/14

Certificate of Design

Date: 12·11·13

From: Gawron Turgeon Architects

These plans and / or specifications covering construction work on:

Capricorn · 12 Rice Street.

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

(SEAL)

LICENSED ARCHITECT
STANLEY W. GAWRON
1143
STATE OF MAINE

Signature:

Title: Architect.

Firm: Gawron Turgeon Architects

Address: 29 Black Point Road
Scarborough, Maine

Phone: 207·883·6307

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