

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 94 Auburn St		Owner: Pickus, Owen	Phone:	Permit No: <b>990069</b>
Owner Address:	Lessee/Buyer's Name: U.S. Physical Therapy	Phone:	BusinessName:	<b>PERMIT ISSUED</b> JAN 26 1999 <b>CITY OF PORTLAND</b>
Contractor Name: Hardypond Construction	Address: 45 Bridgton Rd Westbrook, ME	Phone: 04092 797-6066		
Past Use: Medical Office Professional Office	Proposed Use: Same	<b>COST OF WORK:</b> \$ 2,000.00	<b>PERMIT FEE:</b> \$ 60.00	Zone: CBL: 375-A-023
Proposed Project Description: Tenant Fit-Up Units #3 & #5 <i>Part city phys therapy injury</i>		<b>FIRE DEPT.</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: B Type: 3 BOCA 96	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>
Permit Taken By: MG		Date Applied For: 21 January 1999		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>		<p><b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b></p> <p>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied</p> <p>Signature: _____ Date: _____</p>		

**PERMIT ISSUED WITH REQUIREMENTS**

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: 22 January 1999 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:

Approved  
 Approved with Conditions  
 Denied

Date: *[Signature]*

CEO DISTRICT

BUILDING PERMIT REPORT

DATE: 25 January 1999 ADDRESS: 94 Auburn St CB# 375-A-023

REASON FOR PERMIT: Tenant F.T.U.p Units #3 & 5

BUILDING OWNER: Owen Pickus

CONTRACTOR: Hardy Bond Construction

PERMIT APPLICANT: \_\_\_\_\_

USE GROUP B BOCA 1996 CONSTRUCTION TYPE 3B?

CONDITIONS) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*2, \*24, \*26, \*27, \*30 - 17, 18, 19

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
- 3. Precastion must be taken to protect concrete from freezing. Section 1908.0
- 4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- 6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- 8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- 9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4

12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

**NOTE\*\*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 (include Portion of Building):		94 Heburn Street		Portland	
Total Square Footage of Proposed Structure	500 sq. ft.	Square Footage of Lot			
Tax Assessor's Chart, Block & Lot Number	Chart# 375 Block# A Lot# 023	Owner:	Owen Pickus	Telephone#:	
Owner's Address:		Lessee/Buyer's Name (If Applicable)	U.S. PHYSICAL THERAPY	Cost of Work:	\$ 8000.00
Proposed Project Description: (Please be as specific as possible)	Tenant Fit-up		Unit #3 & #5	Fee	\$ 60.00
Contractor's Name, Address & Telephone Hazardous Construction, 45 Bridgton Road, Westbrook Maine 04092 797-6066 Rec'd By <i>ML</i>					
Current Use: none			Proposed Use: Physical Therapy Service		

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

• All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.

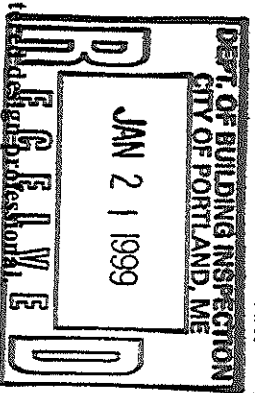
• All plumbing must be conducted in compliance with the State of Maine Plumbing Code.

• HVAC (Heating, Ventilation and Air Conditioning) Installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan
- 4) Building Plans

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.



A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- 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 must be included.

**Certification**

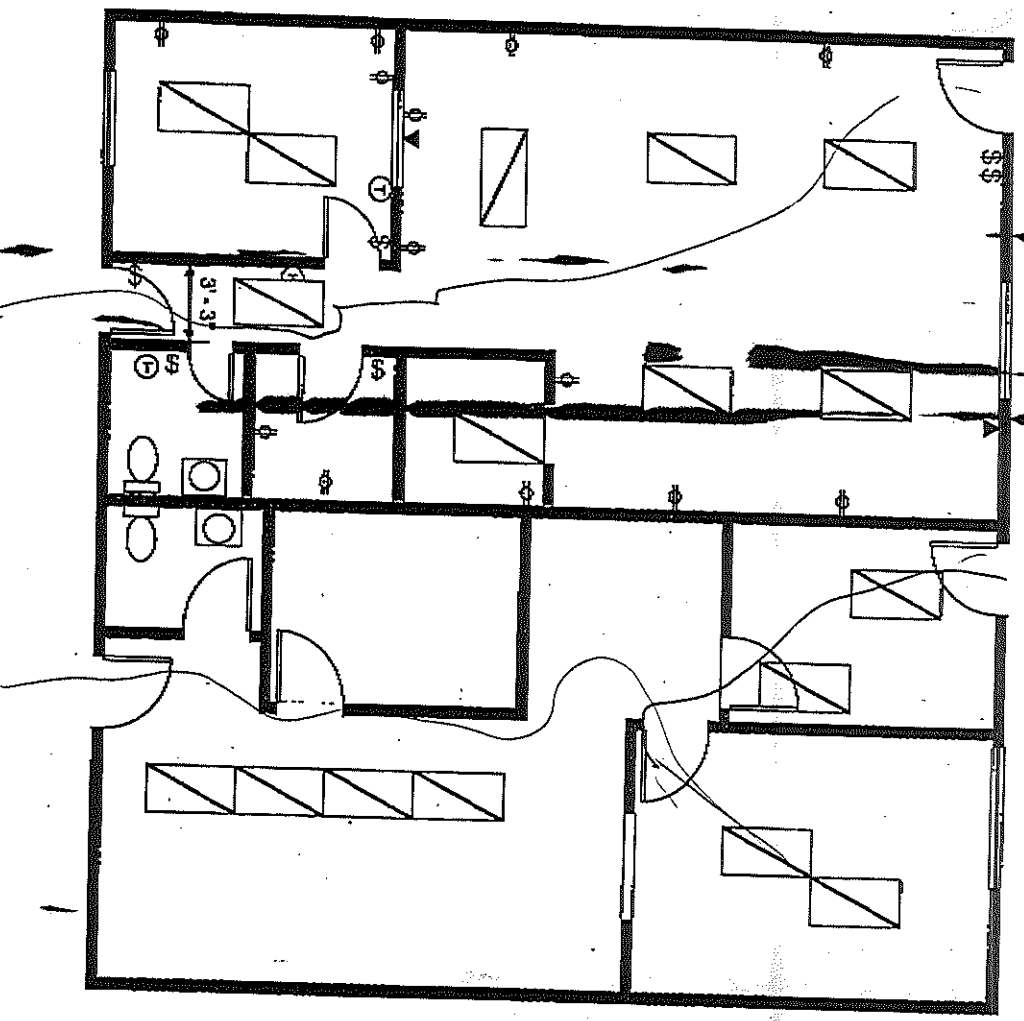
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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 of applicant:	<i>Lance LaRive</i>	Date:	1-21-99
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Bidding Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum

94 AUBURN ST

TITLE: Portland, Maine	CREATOR: Skip Dobricka
COMPANY: U.S. Physical Therapy	CONTRACT
FILENAME: Existing.rvt	928-5505
DRAWING SCALE: 1/8in = 1ft	



HARDYPOOND CONSTRUCTION  
 45 BRIDGTON ROAD  
 WESTBROOK, MAINE 04092  
 (207) 797-6066  
 (207) 797-8986 FAX

TITLE: Portland, Maine

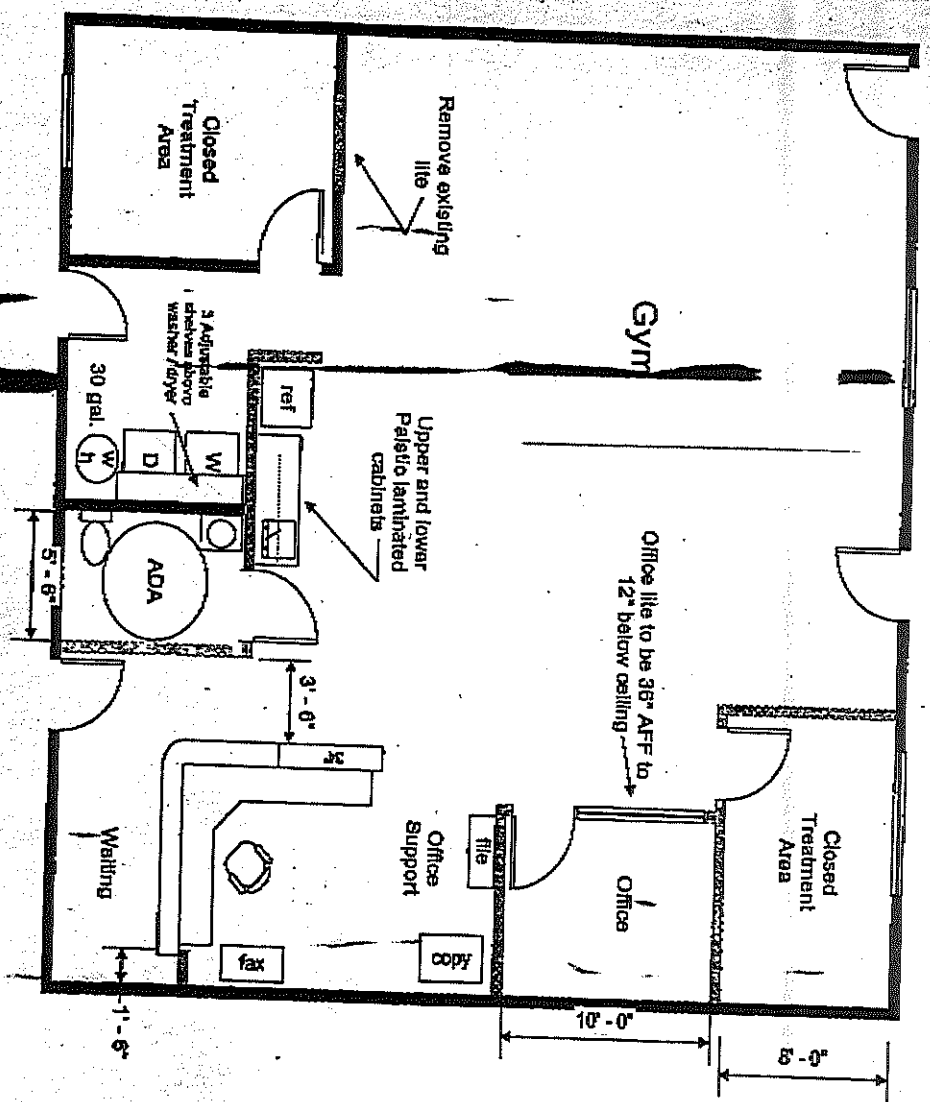
COMPANY: U.S. Physical Therapy

FILENAME: Proposed.rvt

DRAWING SCALE: 1/8in = 1ft

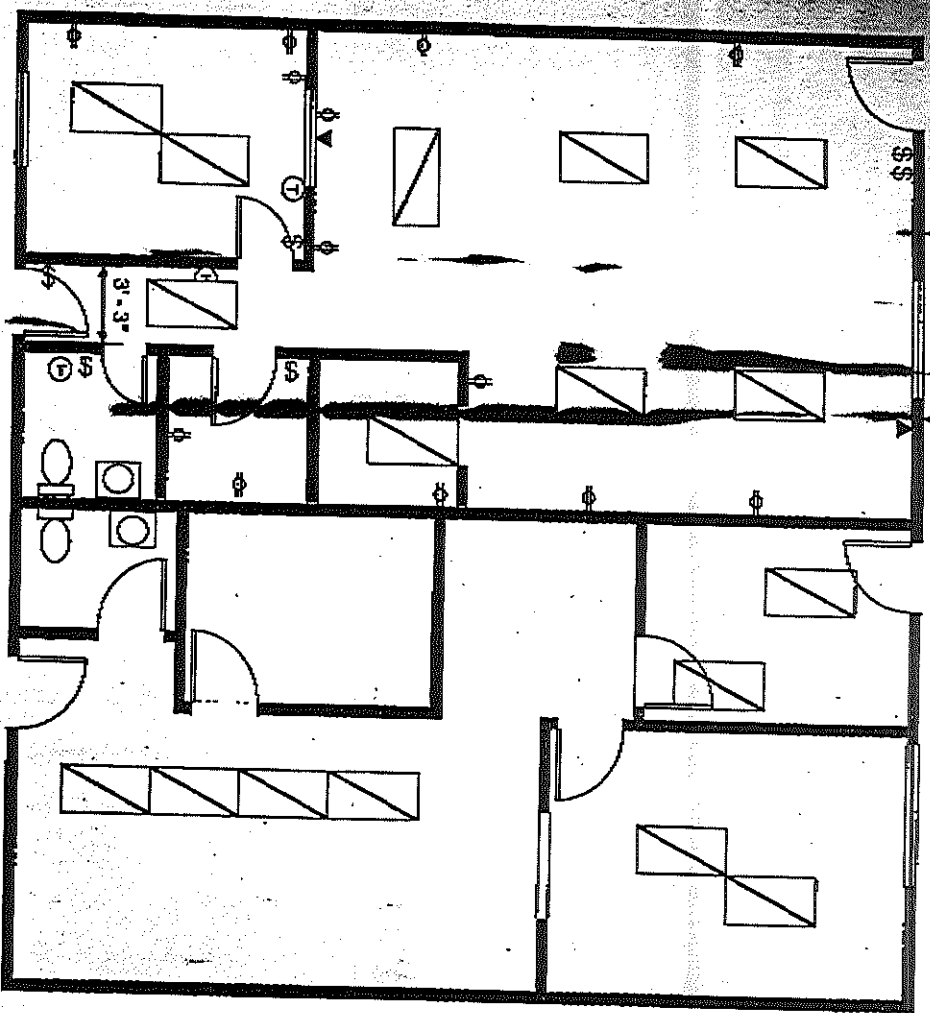
CREATOR: Skip Dobricka

Revised 12/18/98



HARDYBOND CONSTRUCTIO  
 45 BRIDGTON ROAD  
 WESTBROOK, MAINE 04092  
 (207) 797-6066  
 (207) 797-8986 FAX

TITLE: Portland, Maine	CREATOR: Skip Dobricka
COMPANY: U.S. Physical Therapy	OWNER: <i>OWNERS</i>
FILENAME: Existing.rvt	PROJECT: <i>328-5505</i>
DRAWING SCALE: 1/8" = 1'	



HARDYPOND CONSTRUCTION  
 45 BRIDGTON ROAD  
 WESTBROOK, MAINE 04092  
 (207) 797-6066  
 (207) 797-8986 FAX

TITLE: Portland, Maine

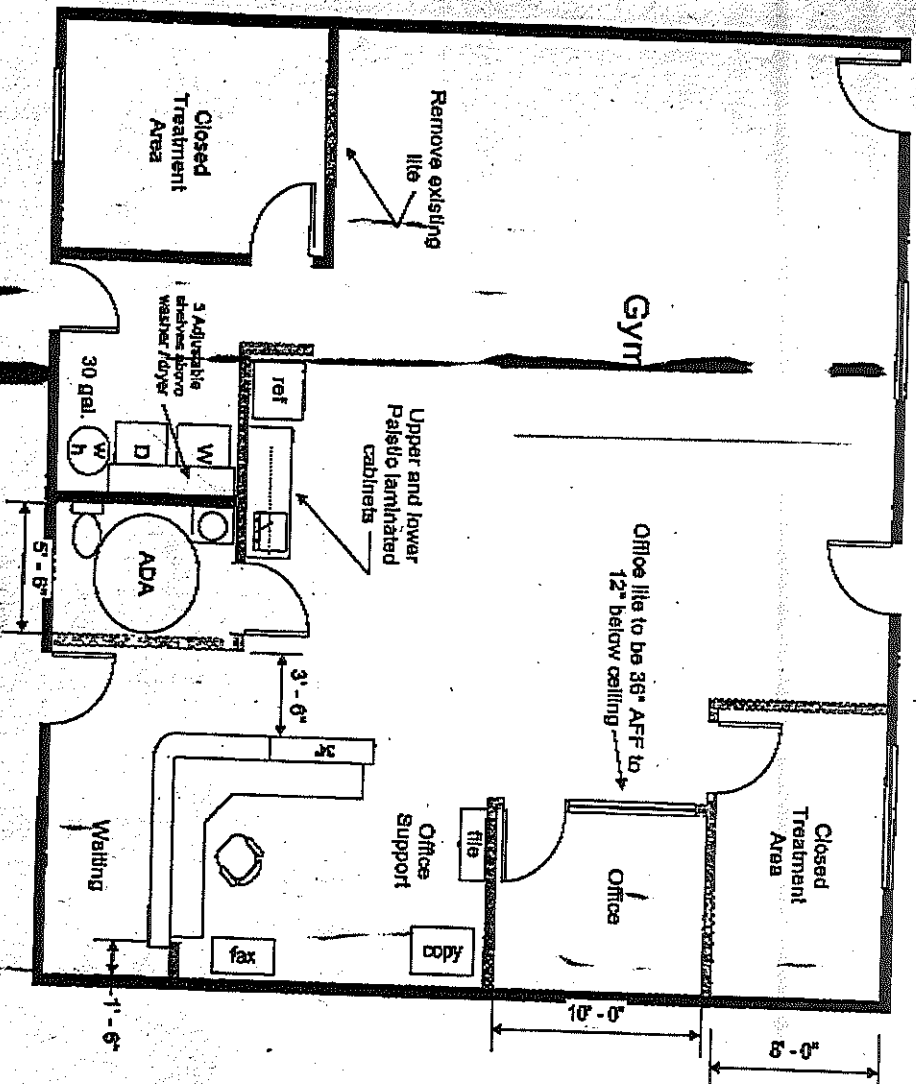
COMPANY: U.S. Physical Therapy

FILENAME: Proposed.vsd

DRAWING SCALE: 1/8in = 1ft

CREATOR: Skip Dobricka

Revised 12/18/98



HARDYPOND CONSTRUCTION  
 45 BRIDGTON ROAD  
 WESTBROOK, MAINE 04092  
 (207) 797-6066  
 (207) 797-8986 FAX

**L & L STRUCTURAL**  
**ENGINEERING SERVICES, INC.**

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

Post-it* Fax Note	7671	Date	1/21/03
To	Kaym Carroll	From	2
Co./Dept		Co.	
Phone #		Phone #	
Fax #		Fax #	

December 8, 2003

Mike Nugent  
City of Portland – Inspections Office  
Portland, Maine 04101

Subject: Renovation of 94 Auburn Street, Portland, Maine - Special Inspections.

Items Inspected: Structural Steel

Inspection Notes

**STRUCTURAL STEEL:**

- The structural steel was fabricated and supplied by LMC Light Iron, Inc. who is a local steel fabricator.
- A review of the structural steel notes on the design drawings indicate all Structural Steel shall meet the requirements of ASTM A36, all welding is to conform with AWS D1.1 using E70XX electrodes, and all bolting shall be performed using  $\frac{3}{4}$ " diameter A325N bolts.
- A review of the shop drawings indicates the steel being supplied meets the requirements of ASTM A36, the bolts are A325-N (Bearing Type), and the welds used in the fabrication process conform with AWS D1.1 for E70xx welding procedures.
- A visual inspection of the erected steel indicates that the beam sizes and locations are in accordance with design drawings (second floor framing plan).
- A visual inspection of the beam connections in the field indicates the bolts used for steel erection are A325N bolts, all boltholes are filled, and the plane of the beam web is in contact with the plane of the shear tabs. This meets the AISC ASD requirement for bearing type connections where slip critical connections are not required.

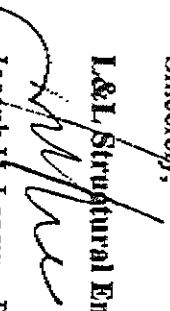


Renovation of 94 Auburn Street  
12/8/03  
Page 2

If you feel any of the above information is inaccurate, please do not hesitate to call so we have the opportunity to perform a re-inspection of the specific item.

Sincerely,

L&L Structural Engineering Services, Inc.

  
Joseph H. Leasure, P.E.  
Principal

cc: Dave Richards, Gawron Turgeon Architects  
Paul Laliberte, Allied/Cook Construction



**L & L STRUCTURAL  
ENGINEERING SERVICES, INC.**

Six Q Street  
South Portland, ME 04108  
Phone: (207) 767-4930  
Fax: (207) 799-5432



October 7, 2003

Mike Nugent  
City of Portland -Inspections Office  
Portland, Maine 04101

Subject: Renovation at 94 Auburn Street, Portland, Maine

Dear Mr. Nugent,

At your request we are writing to inform you of our intent to perform special inspections for the above referenced project in accordance with Booc 1999, Chapter 17, Section 1705.0. In conversation with our client, Allied/Cook Construction, they have authorized our firm to proceed with these inspections. We will be responsible for the inspection of the following.

1. Review the installation of the Structural Steel Framing and connections.

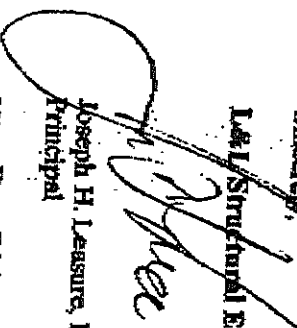
If you have any questions or require additional information, please do not hesitate to call

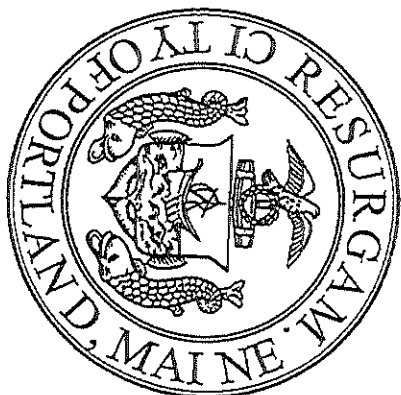
Sincerely,

*[Signature]*  
L&L Structural Engineering Services, Inc.

Joseph H. Leasure, P.E.  
Principal

cc: Dave Richards, Gawron Turgeon Architects  
Paul Laliberte, Allied/Cook Construction





CITY OF PORTLAND  
ACCESSIBILITY CERTIFICATE

Designer: Gawron Turgeon Architects

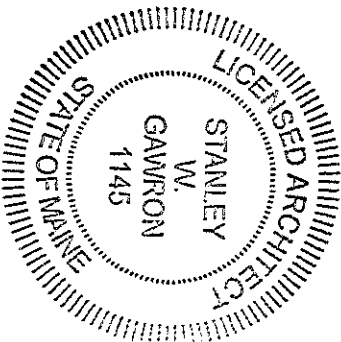
Address of Project 94 ALBURN STREET - PORTLAND

Nature of Project ELEVATOR ADDITION, STAIR RENOVATION  
SUITE & CORRIDOR RENOVATIONS

Date 9/10/2003

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.

(SEAL)



Signature Stanley Gawron

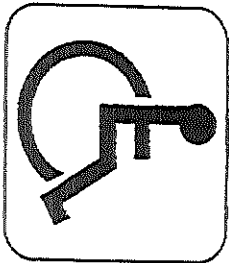
Title Principal

Firm Gawron Turgeon Architects

Address 29 Black Point Road

Scarborough, Maine 04074

Telephone 207-883-6307



# City of Portland, Maine

389 Congress St., Rm 315  
Portland, ME 04101

## ACCESSIBILITY CERTIFICATE

**TO:** Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Services

**FROM:** Gawron Turgeon Architects

**RE:** Certificate of Design, HANDICAP ACCESSIBILITY

**DATE:** 9/10/2003

These plans and/or specifications covering construction work on:

94 AUBURN STREET RENOVATION

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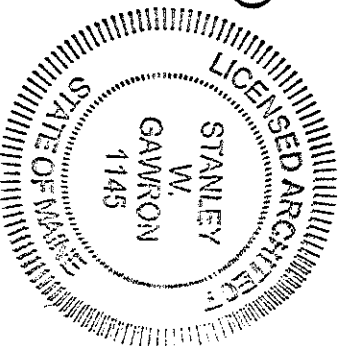
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Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)

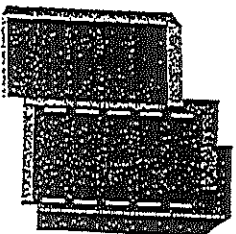


Signature Stanley Gawron

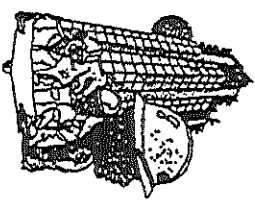
Title Architect

Firm Gawron Turgeon Architects

Address 29 Black Point Road  
Scarborough, Maine 04074



CITY OF PORTLAND  
 BUILDING CODE CERTIFICATE  
 389 Congress St., Rm 315  
 Portland, ME 04101



TO: Inspector of Buildings City of Portland, Maine  
 Department of Planning & Urban Development  
 Division of Housing & Community Service

FROM: Gawron Turgeon Architects

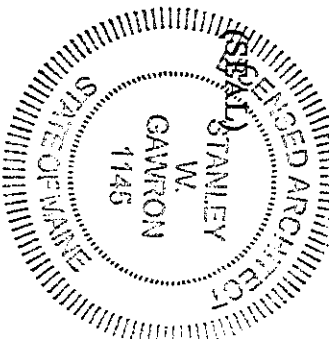
RE: Certificate of Design

DATE: 9/10/2003

These plans and/or specifications covering construction work on:

94 AUBURN STREET RENOVATION

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature Stanley Gawron

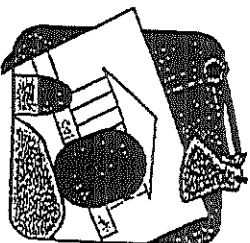
Title Architect

Firm Gawron Turgeon Architects

Address 29 Black Point Road, Scarborough, Maine 04074

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



# CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

**TO:**

Inspector of Buildings City of Portland, Maine  
Planning & Urban Development  
Division of Housing & Community Services

**FROM DESIGNER:** Gawron Turgeon Architects

29 Black Point Road, Scarborough, Maine 04074

**DATE:** 9/10/2003

**Job Name:** 94 AUBURN STREET RENOVATION

**Address of Construction:** 94 AUBURN STREET PORTLAND, ME

### THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

**Building Code and Year** 1999 **Use Group Classification(s)** B

**Type of Construction** 5B **Bldg. Height** 26 FT **Bldg. Sq. Footage** 21770 Sq. FT.

**Seismic Zone** Ay = 0.10 / Aa = 0.10 **Group Class** EXPOSURE GRADE I

**Roof Snow Load Per Sq. Ft.** 42 PSF **Dead Load Per Sq. Ft.** 22 PSF

**Basic Wind Speed (mph)** 85 MPH **Effective Velocity Pressure Per Sq. Ft.** 18.5 PSF

**Floor Live Load Per Sq. Ft.** 50 PSF + 20 PSF PARTITION @ OFFICES / 60 PSF @ CORRIDORS

**Structure has full sprinkler system?** Yes  No  **Alarm System?** Yes  No   
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

**Is structure being considered unlimited area building:** Yes  No

**If mixed use, what subsection of 313 is being considered** NOT KNOWN CASE

**List Occupant loading for each room or space, designated into this project.**

PSH 61071/K

