

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that

Job ID: 2011-10-2368-ALTCOMM

Located At 91 AUBURN ST

CBL: 375- C-001-001

has permission to Tenant fit-up for Verizon Wireless Store

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspections 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.**

Required Inspections:

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-10-2368-ALTCOMM

Located At: 91 AUBURN ST

CBL: 375- C-001-001

## **Conditions of Approval:**

All construction shall comply with City Code Chapter 10.

Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.

Fire extinguishers are required. Installation per NFPA 10.

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

A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.

A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.

Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.

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

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for any new signage.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust 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. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2009 Section 713.

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

Job No: 2011-10-2368-ALTCOMM	Date Applied: 10/4/2011	CBL: 375- C-001-001	
Location of Construction: 91 AUBURN ST	Owner Name: A & D REALTY LLC	Owner Address: 5 MILITIA DR LEXINGTON, MA 02421	Phone: 781-674-2020 X214
Business Name: Verizon Wireless Store	Contractor Name: CAP Services, LLC - Jonathan Smith	Contractor Address: 49 Bruce Hill RD CUMBERLAND CTR MAINE 04021	Phone: (207) 939-8838
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-2
Past Use: Northgate Shopping Center/ retail & personal services	Proposed Use: Same: retail & personal services - to renovate space for new retail tenant: Verizon	Cost of Work: \$59,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: M Type: 2B IBC 09
Proposed Project Description: Tenant fit-up for Verizon Wireless Store		Signature: <i>Capt. Pelone 10-11-11</i> Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie  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 informatin may invalidate a building permit and stop all work.	<b>Zoning Approval</b>		
	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK with conditions 10/7/11</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

**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



# 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: <u>91 Auburn Street</u>		
Total Square Footage of Proposed Structure/Area <u>2,202 sf renovation</u>		Square Footage of Lot <u>12.095 acres</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>375          C          1-15-17</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>A &amp; D Realty LLC</u> <u>c/o Winslow Property Mgmt.</u> Address <u>5 Militia Drive</u> City, State & Zip <u>Lexington, MA 02421</u>	Telephone:  <u>781-674-2020 x214</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>58,500.00</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>685-</u>
Current legal use (i.e. single family) <u>Vacant</u> If vacant, what was the previous use? <u>Retail</u> Proposed Specific use: <u>Mercantile M</u> Is property part of a subdivision? <u>No.</u> If yes, please name _____ Project description: <u>Renovation of 2,202 sf of vacant retail space for a new Verizon Wireless store.</u>		
Contractor's name: <u>CAP SERVICES LLC</u> Address: <u>49 Bruce Hill Rd</u> City, State & Zip <u>CUMBERLAND ME 04021</u> Telephone: <u>207 939 9878</u> Who should we contact when the permit is ready: <u>Jonathan Smith</u> Telephone: <u>781-674-2020 x214</u> Mailing address: <u>Winslow Property Management, 5 Militia Dr., Lexington, MA 02421</u>		

11.5.11

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](http://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.

RECEIVED  
OCT 14 2011  
Dept. of Building Inspections  
City of Portland Maine

Signature: [Signature] Date: 10/3/11

This is not a permit, you may not commence ANY work until the permit is issue  
Agent for A&D Realty, LLC



# Certificate of Occupancy



## CITY OF PORTLAND, MAINE

Department of Planning and Urban Development  
Building Inspections Division

Location: 91 AUBURN ST

CBL: 375- C-001-001

Issued to: A & D Reality LLC

Date Issued: November 4, 2011

**This is to certify** that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2011-10-2368-ALTCOMM, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Suite U

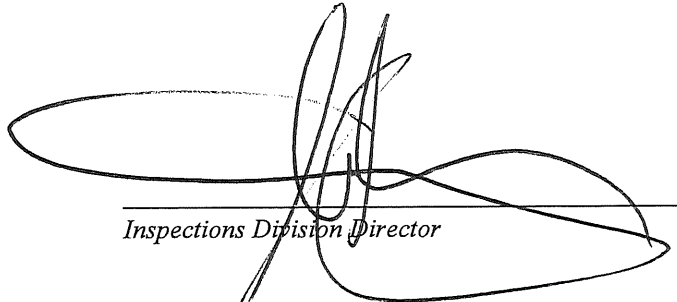
APPROVED OCCUPANCY

Retail  
Use Group M  
Type 2B  
IBC-2009

Limiting Conditions: NONE

Approved:

11-4-11   
\_\_\_\_\_  
(Date) Inspector

  
\_\_\_\_\_  
Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.



# Certificate of Design Application

From Designer: Michael Charek Architects  
 Date: October 3, 2011  
 Job Name: Verizon Wireless  
 Address of Construction: 91 Auburn Street, Portland, ME 04103

## 2009 International Building Code

~~2003 International Building Code~~

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

Building Code & Year IBC 2009 Use Group Classification (s) M Mercantile

Type of Construction II-B

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

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

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

### 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
<u>N/A</u>	<u>N/A</u>
↓	↓
↓	↓
↓	↓

### 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,  $S_D$  &  $S_{D1}$  (1615.1)  
 ↓  
 Site class (1615.1.5)

N/A 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,  $R_d$  and  
 deflection amplification factor  $C_{d1}$  (1617.6.2)  
 ↓  
 Analysis procedure (1616.6, 1617.5)  
 ↓  
 Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)  
 ↓  
 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)



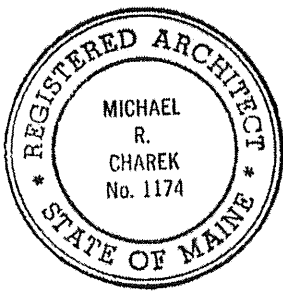
# Accessibility Building Code Certificate

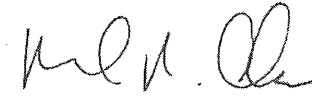
Designer: Michael Charek Architects

Address of Project: 91 Auburn Street

Nature of Project: Renovation of existing vacant retail space into  
new Verizon Wireless store.

To the best of my knowledge and belief,  
 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: 

Title: Principal

Firm: Michael Charek Architects

Address: 25 Hartley Street  
Portland, ME 04103

Phone: 207-761-0556

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)





# Certificate of Design

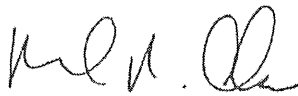
Date: October 3, 2011

From: Michael Charek Architects

To the best of my knowledge and belief,  
These plans and / or specifications covering construction work on:

Renovation of existing vacant retail space into new Verizon Wireless store.

Have been designed and drawn up by the undersigned, a Maine registered Architect /  
Engineer according to the ~~2003 International Building Code~~ and local amendments.  
**2009 International Building Code**

Signature: 

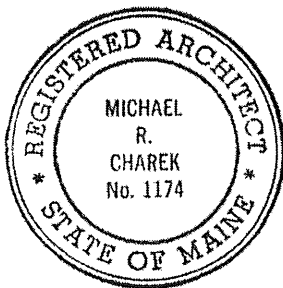
Title: Principal

Firm: Michael Charek Architects

Address: 25 Hartley Street

Portland, ME 04103

Phone: 207-761-0556



For more information or to download this form and other permit applications visit the Inspections Division  
on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

10-11 2011

Received from AP [unclear]

Location of Work 11 [unclear]

Cost of Construction \$ \_\_\_\_\_ Building Fee: 610

Permit Fee \$ \_\_\_\_\_ Site Fee: 75

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 685

Building (IL) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 375

Check #: 2317 Total Collected \$ 685

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

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

