



Permitting and Inspections Department  
Michael A. Russell, MS, Director

### General Building Permit Application

Project Address: 830 Ocean Ave, Portland, ME 04103

Tax Assessor's CBL: 11 A 007 Cost of Work: \$ 60,000.00  
Chart # Block # Lot #

Proposed use (e.g., single-family, retail, restaurant, etc.): Retirement Facility

Current use: Under construction Retirement Facility Past use, if currently vacant: \_\_\_\_\_

Commercial       Multi-Family Residential       One/Two Family Residential

Type of work (check all that apply):

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> New Structure          | <input type="checkbox"/> Foundation Only               | <input type="checkbox"/> Change of Ownership - Condo Conversion |
| <input type="checkbox"/> Addition               | <input type="checkbox"/> Fence                         | <input type="checkbox"/> Change of Use                          |
| <input type="checkbox"/> Alteration             | <input type="checkbox"/> Pool - Above Ground           | <input type="checkbox"/> Change of Use - Home Occupation        |
| <input checked="" type="checkbox"/> Amendment   | <input type="checkbox"/> Pool - In Ground              | <input type="checkbox"/> Radio/Telecommunications Equipment     |
| <input type="checkbox"/> Shed                   | <input type="checkbox"/> Retaining Wall                | <input type="checkbox"/> Radio/Telecommunications Tower         |
| <input type="checkbox"/> Demolition - Structure | <input type="checkbox"/> Replacement Windows           | <input type="checkbox"/> Tent/Stage                             |
| <input type="checkbox"/> Demolition - Interior  | <input type="checkbox"/> Commercial Hood System        | <input type="checkbox"/> Wind Tower                             |
| <input type="checkbox"/> Garage - Attached      | <input type="checkbox"/> Tank Installation/Replacement | <input type="checkbox"/> Solar Energy Installation              |
| <input type="checkbox"/> Garage - Detached      | <input type="checkbox"/> Tank Removal                  | <input type="checkbox"/> Site Alteration                        |

Project description/scope of work (attach additional pages if needed):

Please see attached change log

Applicant Name: Ron Jackson Phone: (503) 399 - 1090

Address: 3150 Kettle Ct. SE Email: ronj@lenityarchitecture.com

Lessee/Owner Name (if different): Portland HRG Retirement Residence LLC Phone: ( ) -

Address: 830 Ocean Ave, Portland, ME 04103 Email: \_\_\_\_\_

Contractor Name (if different): Craig Lewis, Colson & Colson GC Phone: (503) 559 - 1016

Address: 830 Ocean Avenue, Portland, ME 04103 Email: clewis@colson-colson.com

*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: [Signature] Date: 5-2-17  
*This is a legal document and your electronic signature is considered a legal signature per Maine state law.*

Review of this application will not begin until the permit payment is received. This is not a permit. Work may not commence until the permit is issued.

Portland, Maine



Yes. Life's good here.

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## Commercial Interior Alteration Checklist

(Including change of use, tenant fit-up\*, amendment and/or interior demolition)

All applications shall include the following (please check and submit all items):

- Commercial Interior Alterations Checklist (this form)
- General Building Permit Application completed
- Plot plan/site plan showing lot lines, shape and location of all structures, off-street parking areas and noting any dedicated parking for the proposed business
- Proof of Ownership or Tenancy (If tenant, provide lease or letter of permission from landlord. If owner, provide deed or purchase and sale agreement if the property was purchased within the last 6 months.)
- Key plan showing the location of the area(s) of renovation within the total building footprint and adjacent tenant uses
- Life Safety Plan showing egress capacity, any egress windows, occupancy load, travel distances, common path distance, dead end corridor length, separation of exits, illumination and marking of exits, portables fire extinguishers, fire separations and any fire alarm or fire sprinklers systems
- Existing floor plans/layouts including area layout, removals, exits and stairs
- Proposed floor plans/layouts including dimensions, individual room uses and plumbing fixtures

*Please note: Construction documents for projects with a construction cost in excess of \$50,000 must be prepared by a design professional and bear their seal.*

Additional plans may also require the following (As each project has varying degrees of complexity and scope of work for repairs, alterations and renovations, some information may not be applicable. Please check and submit only those items that are applicable to the proposed project.):

- Code information including use classifications, occupant loads, construction type, existing/proposed fire alarm, smoke and sprinkler protection systems, egress (exits and windows), fire separation areas and fire stopping
- Demolition plans and details for each story including removal of walls and materials
- Construction and framing details including structural load design criteria and/or non-structural details
- New stairs showing the direction of travel, tread and rise dimensions, handrails and guardrails
- Wall and floor/ceiling partition types including listed fire rated assemblies
- Sections and details showing all construction materials, floor to ceiling heights, and stair headroom
- New door and window schedules (include window U-factors)
- Accessibility features and design details including the Certificate of Accessible Building Compliance
- Project specifications manual
- A copy of the State Fire Marshal construction and barrier free permits. For these requirements visit:

[http://www.maine.gov/dps/fmo/plans/about\\_permits.html](http://www.maine.gov/dps/fmo/plans/about_permits.html)

Food service occupancies require additional plans and details for review, such as occupant load per square foot area for tables and chairs, number of fixed bar, banquet and booth seating, equipment and plumbing fixture plans with schedule, hood location and interior finish materials. Accessible seating and counter details shall be included, please refer to this site: [http://www.alphaonenow.org/userfiles/resto\\_access\\_sheet.pdf](http://www.alphaonenow.org/userfiles/resto_access_sheet.pdf)

Separate permits are required for internal and external plumbing, electrical installations, heating, ventilating and air conditioning (HVAC) systems, appliances and commercial kitchen hoods.

\*Tenant fit-up: construction necessary within the demising walls of a leased space, including partitions, finishes, fixtures, lighting, power, equipment, etc. making the interior space suitable for the intended occupation.





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### Certificate of Accessible Building Compliance

All facilities for the use of a public entity shall be readily accessible by individuals with disabilities.

Project Name: Portland Retirement Residence Project Address: 830 Ocean Ave, Portland, ME 04103

Classification:  Title II (State/Local Government)  Title III (Public Accommodation/Commercial Facility)

**New Building**

- Americans with Disabilities Act (ADA)
- Maine Human Rights Act (MHRA)
  - Barrier Free Certification (\$75,000+ scope of work)
  - State Fire Marshal Plan Review Approval

**Alteration/Addition**

- Existing Building Completion date: No Change
  - Original Building: \_\_\_\_\_
  - Addition(s)/Alteration(s): \_\_\_\_\_
- Americans with Disabilities Act (ADA)
  - Path of Travel  Yes  No
- Maine Human Rights Act (MHRA)
  - Exceeds 75% of existing building replacement cost
  - Barrier Free Certification (\$75,000+ scope of work)
  - State Fire Marshal Plan Review Approval

**Occupancy Change/Existing Facility**

New Ownership – Readily Achievable Barrier Removal: \_\_\_\_\_

**Residential**

- Americans with Disabilities Act (ADA)
- Fair Housing Act (4+ units, first occupancy)
- Maine Human Rights Act (MHRA)
  - Covered Multifamily Dwelling (4+ units)
  - Public Housing (20+ units)
- Uniform Federal Accessibility Standards (UFAS)
- None, explain: \_\_\_\_\_

**Contact Information:**

Design Professional: \_\_\_\_\_

Signature:   
(This is a legal document and your electronic signature is considered a legal signature per Maine state law.)

Name: Daniel Roach

Address: 3150 Kettle Ct. SE  
Salem, OR 97301

Phone: 503-399-1090

Maine Registration #: 3526

**Owner:**

Portland HGR Retirement Residence LLC, a Washington limited liability company

By: Hawthorn Management Services Corp., a Washington corporation  
Its Manager 

By: \_\_\_\_\_  
Barton G. Colson, President

Name: Portland HRG Retirement Residence LLC

Address: 830 Ocean Ave, Portland, ME 04103

Phone: 360-213-1550