

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

REAL ESTATE HOLDINGS LLC /Moody, Shawn

**Located at**

495 PRESUMPCOT ST

**PERMIT ID:** 2013-00117

**CBL:** 418A C001001

has permission to **Finish off existing storage area on 2nd floor to open office space.**  
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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 cloed-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 procured prior to occupancy.

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

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

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

**PERMIT ID:** 2013-00117

**Located at:** 495 PRESUMPCOT ST

**CBL:** 418A C001001

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (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:**

Electrical Close-in  
Final - Commercial  
Final - Fire  
Final - Electric

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 OCCUPIED.

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 2013-00117	<b>Date Applied For:</b> 01/17/2013	<b>CBL:</b> 418A C001001
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<b>Location of Construction:</b> 495 PRESUMPCOT ST	<b>Owner Name:</b> REAL ESTATE HOLDINGS LLC	<b>Owner Address:</b> 200 NARRAGANSETT ST	<b>Phone:</b> (207) 839-2500
<b>Business Name:</b> Moody's Collision	<b>Contractor Name:</b> Moody, Shawn	<b>Contractor Address:</b> 200 Narragansett Street Gorham	<b>Phone:</b> (207) 839-2500
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Auto Body Repair - Moody's Collision	<b>Proposed Project Description:</b> Finish off existing storage area on 2nd floor to open office space.
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<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 01/18/2013
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			

<b>Dept:</b> Building	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 02/12/2013
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) 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.			
2) Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.			

<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ben Wallace Jr	<b>Approval Date:</b> 02/28/2013
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.			
2) Fire extinguishers are required per NFPA 1.			
3) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.			
4) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.			
5) 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.			
6) Any cutting and welding done will require a Hot Work Permit from Fire Department.			
7) <b>**The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.**</b> <b>**A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.**</b>			
8) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.			
9) 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. This review does not include approval of fire alarm system design or installation.			
10) Construction or installation shall comply with City Code Chapter 10.			
11) All means of egress to remain accessible at all times.			

<b>Location of Construction:</b> 495 PRESUMPCOT ST	<b>Owner Name:</b> REAL ESTATE HOLDINGS LLC	<b>Owner Address:</b> 200 NARRAGANSETT ST	<b>Phone:</b> (207) 839-2500
<b>Business Name:</b> Moody's Collision	<b>Contractor Name:</b> Moody, Shawn	<b>Contractor Address:</b> 200 Narragansett Street Gorham	<b>Phone</b> (207) 839-2500
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2013-00117	Issue Date:	CBL: 418A C001001
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<b>Location of Construction:</b> 495 PRESUMPCOT ST	<b>Owner Name:</b> REAL ESTATE HOLDINGS LLC	<b>Owner Address:</b> 200 NARRAGANSETT ST GORHAM, ME 04038		<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Moody, Shawn	<b>Contractor Address:</b> 200 Narragansett Street Gorham ME 04038		<b>Phone</b> (207) 839-2500
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial		<b>Zone:</b> IM
<b>Past Use:</b> Auto Body Repair - <i>Moody's Collision</i>	<b>Proposed Use:</b> Auto Body Repair - <i>Moody's Collision</i>	<b>Permit Fee:</b> \$175.00	<b>Cost of Work:</b> \$8,000.00	<b>CEO District:</b> 5
<b>Proposed Project Description:</b> Finish off existing storage area on 2nd floor to open office space.		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A <i>2/28/13</i>		<b>INSPECTION:</b> Use Group: <i>S1/B</i> Type: <i>3B</i> <i>MUBEL 2009</i> Signature: <i>JMB 2/28/13</i>
		Signature: <i>Bjornell 58</i> <b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

<b>Permit Taken By:</b> bjs	<b>Date Applied For:</b> 01/17/2013	<b>Zoning Approval</b>		
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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 information may invalidate a building permit and stop all work..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>  Date: _____	<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 type="checkbox"/> Not in District 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: _____
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**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>495 Presumpscot St.</u>		
Total Square Footage of Proposed Structure/Area <u>720</u>		Square Footage of Lot <u>5 Ac +</u>
Tax Assessor's Chart, Block & Lot Chart# <u>415-3-009</u> Block# <u>008</u> Lot# <u>001</u> <u>415-B-008-001</u> <u>418A-C-001</u> <u>419A-A-718</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Real Estate Holdings</u> Address <u>200 Narragansett St</u> City, State & Zip <u>Borham, me 04038</u>	Telephone: <u>839-2500</u>
Lessee/DBA (If Applicable) <u>MOODY'S COLLISION CENTERS, INC</u> <u>200 NARRAGANSETT</u> <u>BORHAM, ME 04038</u>	Owner (if different from Applicant) Name <u>Same</u> Address City, State & Zip	Cost Of Work: \$ <u>7,500</u> C of O Fee: \$ Total Fee: \$ <u>100.00</u>
Current legal use (i.e. single family) <u>AUTO BODY REPAIR</u> If vacant, what was the previous use? Proposed Specific use: <u>conference room</u> Is property part of a subdivision? <u>No</u> If yes, please name Project description: <u>We're intending to finish off the 2nd floor of existing storage to accommodate open office space.</u>		
Contractor's name: <u>Shawn Moody</u> Address: <u>200 Narragansett St.</u> City, State & Zip: <u>Borham, Maine 04038</u> Who should we contact when the permit is ready: <u>Same as above</u> Mailing address:		Dept. of Building Inspections City of Portland Maine Telephone: <u>839-2500</u>

RECEIVED  
JAN 17 2013

**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.

Signature: [Signature] Date: 1/2/2013

**This is not a permit, you may not commence ANY work until the permit is issued**



# Certificate of Design

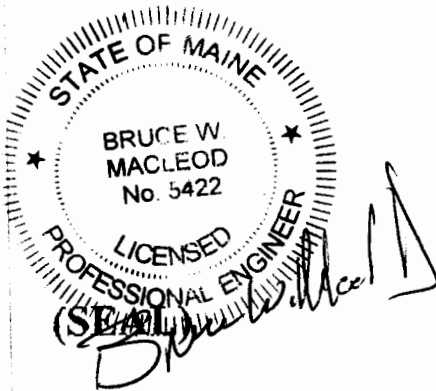
Date: 1/3/13

From: Bruce W. MacLeod

These plans and / or specifications covering construction work on:

475 Presumpscot Rd.

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



Signature: Bruce W. MacLeod

Title: Professional Engineer

Firm: MacLeod Structural Engineers

Address: 404 Main St.

Gorham, Me 04038

Phone: 839-0980

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)



# Accessibility Building Code Certificate

Designer: Bruce W. MacLeod, P.E.

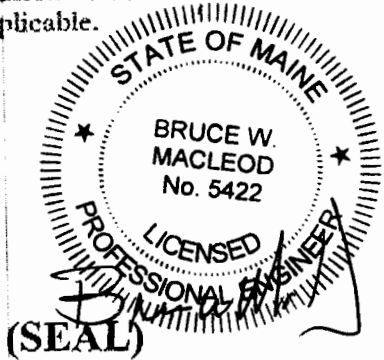
Address of Project: 425 Presumpscot St.

Nature of Project: Interior office fit up.

\_\_\_\_\_

\_\_\_\_\_

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: Bruce W. MacLeod

Title: Professional Engineer

Firm: MacLeod Structural Engineers, PA

Address: 404 Main Street  
Gorham, Me 04038

Phone: 207-839-0980

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# Certificate of Design Application

From Designer: Bruce W. MacLeod, P.E.  
 Date: 1/3/13  
 Job Name: Moody's Collision Center  
 Address of Construction: 475 Presumpscot St.

## 2003 International Building Code

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

Building Code & Year \_\_\_\_\_ Use Group Classification (s) \_\_\_\_\_

Type of Construction \_\_\_\_\_

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? \_\_\_\_\_ If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_

Supervisory alarm System? \_\_\_\_\_ Geotechnical/Soils report required? (See Section 1802.2) \_\_\_\_\_

### Structural Design Calculations

**NOT APPLICABLE**

\_\_\_\_\_ Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1605)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

### Wind loads (1603.1.4, 1609)

- \_\_\_\_\_ 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)

- \_\_\_\_\_ Design option utilized (1614.1)
- \_\_\_\_\_ Seismic use group ("Category")
- \_\_\_\_\_ Spectral response coefficients,  $S_D$  &  $S_{D1}$  (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,  $R$ , and deflection amplification factor,  $C_d$  (1617.6.2)
- \_\_\_\_\_ Analysis procedure (1616.6, 1617.5)
- \_\_\_\_\_ Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

- \_\_\_\_\_ Flood Hazard area (1612.3)
- \_\_\_\_\_ Elevation of structure

### Other loads

- \_\_\_\_\_ 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)