City of Portland, Maine - 389 Congress Street, 04101	0				Permit No: 07-1179	Issue Dat	e:	CBL: 442 A00	1001
Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Villag	ge Stude	nt Housing LL		wner Address: 47 COMMERCIA	AL ST		Phone:	
Business Name:	Contractor Nar Pizzagalli	ne:			ontractor Address 31 Presumpscot			Phone 207874232	3
Lessee/Buyer's Name	Phone:				ermit Type: Commercial				Zone:
Past Use: Commercial / Student Housing	Proposed Use: Commercial F Housing	Phase 3 o	of Student			Cost of Wo \$7,379,8 Approved Denied			Туре
Proposed Project Description: Phase 3 of Student Housing				_	gnature:		Signatur		
				A			proved w/	Condition	Denied
Permit Taken By: dmartin	Date Applied For: 09/21/2007			Si	ignature: Zoning	Approva		Date:	
 This permit application de Applicant(s) from meeting Federal Rules. 		_	ial Zone or Revi noreland	ews	s Zonir	ag Appeal e	[Historic Prese	
2. Building permits do not in septic or electrical work.	clude plumbing,	□w	fetland		Miscell	aneou		Does Not Red	quire Revie
3. Building permits are void within six (6) months of the second		Flood Zon		Conditional Us			Requires Review		
False information may invalidate a building permit and stop all work		🗌 Su	ıbdivision		Interpre	etati		Approved	
		Si Si	te Plan		Approv	ed		Approved w/	Condition
		Ma	Mino M		Denied			Denied	
		Date:			Date:		Da	ate:	

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	РНО

Location of Construction:	Owner Name:		Owner Address:		Phone:	
132 MARGINAL WAY	Bayside Village Stude	nt Housing LL	247 COMMERCIAL ST			
Business Name:	Contractor Name:		Contractor Address:		Phone	
	Pizzagalli		131 Presumpscot St Portla	nd	207874232	3
Lessee/Buyer's Name	Phone:		Permit Type:			Zone:
			Commercial			
Г						
Dept: Zoning Status: A	pproved with Condition	ns Reviewer	: Marge Schmuckal	Approval Dat	e: 09/2	24/2007
Note:					Ok to Issue	e: ☑
1) All previous conditions of approv	al are still in force.					
Dept: Building Status: A	pproved with Condition	ns Reviewer	: Mike Nugent	Approval Dat	e: 11/2	20/2007
Note:			C		Ok to Issue	:. ☑
1) 1)(emabrrassing question) I searc	ched but could not find	a standnine ref	erence. Please provide docu	mentation tha	it a standnir	ne.
system complying with Chapter 9		u standpipe iei	erenee. I reuse provide doed	inentation un	a a standpip	
2) 4) Please provide a window shedu		lazing locations	that estrablishes compliance	e with Chapte	er 24.	
3) 3) Sections 8.11.13 and 8.14 of th	e spec book (doors) do i	not include a ref	erence to the smoke and dram	ft control stan	dard found	in
Section 715.3.3 (UL 1784) this nee	eds to be included for all	doors that 717.	3.3 applies to.			
4) 2) Please confirm that all stair rise	rs will not exceed 7 inch	les.				
-	pproved with Condition	ns Reviewer	Capt Greg Cass	Approval Dat		16/2007
Note:					Ok to Issue	:: ☑
1) All previous conditions apply						
Comments:						
11/13/2007-ldobson: We assert the Cl	-			ing and it woi	uld be "bad'	
goverment to ignore issues that could	Come back to naunt a c		le.			
The Certification forms for IBC comp	liance needs to come fro	om you as well.	So if you don't mind please fo	orward the IB	C certificati	on
form.		2	v 1			
Thanks						
>>> "Benedict B. Walter" < BWalter@	cwsarch.com> 11/13/07	4:38 PM >>>				
Mike: Please see my responses in RE						
assembly details that I will get to you						
balance of this information first. Ben						
Ben Walter AIA, Vice President						
,						
CWS Architects Portland, Maine						
		CERTIFICATIO				

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО

Location of Construction:	Owner Name:		Owner Address:	Phone:	
132 MARGINAL WAY	GINAL WAY Bayside Village Student Housing LL 247 COMMERCIAL ST				
Business Name:	Contractor Name:		Contractor Address:	Phone	
	Pizzagalli		131 Presumpscot St Portland	2078742	
Lessee/Buyer's Name	Phone:		Permit Type: Commercial		Zone:
			Commerciai		
T: 207-774-4441					
F: 207-774-4016					
1.20, ,,010					
Original Message					
From: MIke Nugent [mailto:mjn@					
Sent: Monday, November 12, 2007 To: BWalter@cwsarch.com	8:19 PM				
Cc: RCurtis@cwsarch.com; tkrush	1@cwsarch.com: DNoblet@	pizzagalli.com:			
emartin@pizzagalli.com; Jeanie B		Pizzagaine oni,			
Subject: RE: Bayside Village Struc					
I'm continuing the review and fou	and that the Page 3 Certifica	tion form			
The continuing the review and rou	nd that the Tage 5 Certified				
references type 1A construction f	for the garage, page 2 of the	e Code Study			
references 1B, and there are no U	L Listed 3hr wall types or s	upporting			
construction on pages A0.11 etc.	Because we are using the	design option			
	-				
in 508.2, we need to establish the	ese 3 hr. ratings and please	provide			
these UL listed assemblies and co	orrect the code study Atta	iched is an			
	sheet the code study. Thu	leneu 15 un			
updated Code Study that makes t	he corrections noted to Ty	pe 1A construct	ion		
for the first level. This floor is en	tirely supported by a steel f	frame and			
there are					
no bearing walls on this level, thu	is no wall types with wall ta	ags for 3 hour			
ratings.		0			
All of the floor structures between	n the garage level and 1st fl	loor are			
specified to be					

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	РНО

Location of Construction:	Owner Name:		Owner Address:	Phone:			
132 MARGINAL WAY	Bayside Village Stud	lent Housing LL	247 COMMERCIAL ST	I none.			
Business Name:	Contractor Name:		Contractor Address:	Phone			
Dusiness italie.	Pizzagalli		131 Presumpscot St Portland				
Lessee/Buyer's Name	Phone:		Permit Type:		Zone:		
			Commercial				
3 hours per Floor Assemblies C3	and R3 on Drawing A0.14.	All interior					
beams/floors/roof decks and inter rated	rior/exterior columns are so	cheduled to be					
at 3 hour rated as per specification attached.	Section 07 81 00 APPLIED) FIREPROOFIN	G,				
>>> MIke Nugent 11/06/07 9:11 P							
A couple of house keeping matte	A couple of house keeping matters:						
1) The City's certification for bui	lding code compliance is ju	ıst for					
the foundation and done by Paul	Becker, Please certify that	your design					
for the building meets the code or	the appropriate form. By	Pizzagalli.					
2) The page 3 certification form (the structural form) classifi	es the					
use of the structure a "II" please	submit the for with the pro-	oper use					
groups on it. This should read 12 four floors.	A for the garage level and V	VA for the upper					
3) Please submit a COMcheck rep Envelope only.	port for the project. Attach	ed for Building					
4) The statement of Special Insp	ections does not have the I	Inspectors or					
testing agencies assigned. Has Pa	aul created and submitted a	a new one? By					

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО

Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Village Studer	Owner Address: 247 COMMERCIAL ST	Phone:	
Business Name:	Contractor Name: Pizzagalli	Contractor Address: 131 Presumpscot St Portland	Phone 207874232	13
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	·	Zone:

Becker.

5) Floor assembly C3 does not have an IIC rating this is required per

section 1207.3. CWS to provide soon.

6) Please provide a bound spec book with a table of contents. By Pizzagalli.

7) Please confirm that all units that are not required to be Type "A"

Accessible units are Type "B" accessible units meeting all of the

requirements of chapter 11 and that all doors within the units have a

minimum clear width of 31 3/4 inches as required by section 1008.1.1.

exception 8. As a dormitory, we have provided (5) Accessible units (of which 1 with

a roll in shower) as per 1107.6.2.2, (0) Type A units and the balance are Type B units.

All doors within the units are 36" doors which should net 33" plus clear. Question: Why

does the City website say Chapter 11 of IBC 2003 was not adopted by the City? Yet we

are always asked to provide accessibility per Chapter 11? I'm just curious.

8) On page A0.14, the roof and floor assemblies, there doesn't seem to

be an assembly for the Roof/Ceiling of the elevator shafts and the

CERTIFICATION

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО

132 MARGINAL WAY	Bayside Village Studer	nt Housing LL	247 COMMERCIAL ST	Phone:	
Business Name:	Contractor Name: Pizzagalli		Contractor Address: 131 Presumpscot St Portland	Phone 207874232	23
Lessee/Buyer's Name	Phone:		Permit Type: Commercial		Zone:

stairways that complies with the requirements for type 5A construction. CWS to provide soon.

9) There are no Mechanical, Plumbing or electrical plans with the

submissions that I have received for review. These must be submitted. By Pizzagalli.

10) With regard to the courtyard, I can't find where the code

specifically addresses this two concerns that I have. #1: The separation

of mixed uses, if we truly have mixed uses. Attached code analysis assumes Assembly

A-3 use in the courtyard only for egress purposes, not mixed use. I tend to think of this as

any yard space, subject to proper egress requirements though. I will get

an IBC opinion this week, haven't had a chance too yet, sorry. The

second is the close proximity of the closest units that are 16 feet

apart, giving us a net fire separation distance of 8 feet. I can't tell

from elevations what percentage of unprotected openings we have in these

area. 21.80% on the South Elevation and 24.10% on the North Elevation. As per Table

704.8, up to 25% is allowed unprotected up to 25% of the wall area. See attached

spreadsheet analysis.

CERTIFICATION

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО

Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Village Stude	ent Housing LL	Owner Address: 247 COMMERCIAL ST	Phone:	
Business Name:	Contractor Name: Pizzagalli		Contractor Address: 131 Presumpscot St Portland	Phone 20787423	323
Lessee/Buyer's Name	Phone:		Permit Type: Commercial		Zone:
Please feel free to call me if you	u have questions at 329-2354.				

Thanks.

Mike

>>> "Benedict B. Walter" <BWalter@cwsarch.com> 11/02/07 8:08 AM >>>

Mike: Are you back from vacation? I would like to conclude any

outstanding

issues, specifically with regards to the classification of the

courtyard, as

soon as practical. I expect Pizzagalli is equally anxious to get the

final

building permit in hand. Let me know how I can help. Thanks, Ben

Ben Walter AIA, Vice President

CWS Architects | Portland, Maine

T: 207-774-4441

F: 207-774-4016

CERTIFICATION

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	РНО

Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Village Student Hou	Owner Address:using LL247 COMMERCIAL ST	Phone:
Business Name:	Contractor Name: Pizzagalli	Contractor Address: 131 Presumpscot St Portland	Phone 2078742323
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone:

-----Original Message-----

From: Benedict B. Walter [mailto:BWalter@cwsarch.com]

Sent: Sunday, September 16, 2007 6:55 PM

To: 'MIke Nugent'; 'tkrush@cwsarch.com'; 'emartin@pizzagalli.com'

Cc: 'DNoblet@pizzagalli.com'; 'Jeanie Bourke'; 'Lannie Dobson'; 'Richard

P.

Curtis'

Subject: RE: Bayside Village Structural Permit (Phase II)

Thanks Mike: It is important that we follow up this week regarding how

to

classify the courtyard. In my mind, that is the one outstanding IBC

issue

that I am aware of. If you would like CWS to participate or facilitate

а

discussion with IIC, we would be happy to do so. Let us know how you

would

like to proceed. Ben

CERTIFICATION

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	РНО

Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Village Studer	Owner Address: 247 COMMERCIAL ST	Phone:	
Business Name:	Contractor Name: Pizzagalli	Contractor Address: 131 Presumpscot St Portland	Phone 207874232	23
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	·	Zone:

Ben Walter AIA. Vice President

CWS Architects | Portland, Maine

T: 207-774-4441

F: 207-774-4016

-----Original Message-----

From: MIke Nugent [mailto:mjn@portlandmaine.gov]

Sent: Sunday, September 16, 2007 2:22 PM

To: BWalter@cwsarch.com; tkrush@cwsarch.com; emartin@pizzagalli.com

Cc: DNoblet@pizzagalli.com; Jeanie Bourke; Lannie Dobson

Subject: Bayside Village Structural Permit (Phase II)

I've signed off on this permit will drop it of at City Hall tomorrow

(Monday).

Lannie, please attach the following Condition:

By going forward with the "structure only" permit, you will be proceeding

at your own risk. Any code related issues that are discovered as a part

of

subsequent plan review, that require alterations to the building, will

CERTIFICATION

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО
RESPONSIBLE PERSON IN CHARGE OF WORK. TIT		DATE	РНО

Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Village Stude	nt Housing LL	Owner Address: 247 COMMERCIAL ST	Phone:	
Business Name:	Contractor Name: Pizzagalli		Contractor Address: 131 Presumpscot St Portland	Phone 207874232	23
Lessee/Buyer's Name	Phone:		Permit Type: Commercial		Zone:

have

to be corrected.

CERTIFICATION

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	РНО

Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Village Stude	Owner Address: 247 COMMERCIAL ST	Phone:	
Business Name:	Contractor Name: Pizzagalli	Contractor Address: 131 Presumpscot St Portland	Phone 207874232	23
Lessee/Buyer's Name	Phone:	Permit Type: Commercial		Zone:

11/18/2007-ldobson: Please provide hard copies of thes to City Hall. Thanks!

>>> "Martin, Erica" <emartin@pizzagalli.com> 11/15/07 8:40 AM >>>

Mike,

Please confirm that the only remaining items left to complete, prior to receiving the building permit are items 1b, 5, 7b, and 8 listed below.

Thanks, Erica

Comments Added 11/6/07 by Mike Nugent

1a) The City's certification for building code compliance is just for the foundation and done by Paul Becker, Please certify that your design for the building meets the code on the appropriate form.
 COMPLETE - See attachments

1b) The Certification forms for IBC compliance needs to come from you as well. So if you don't mind please forward the IBC certification form.

OPEN - CWS

2) The page 3 certification form (the structural form) classifies the use of the structure a "II" please submit the for with the proper use groups on it.

COMPLETE - This should read 1A for the garage level and VA for the upper four floors.

3) Please submit a COMcheck report for the project. COMPLETE - Attached for building envelope only.

4) The statement of Special Inspections does not have the Inspectors or testing agencies assigned. Has Paul created and submitted a new one?

COMPLETE - See attachments

5) Floor assembly C3 does not have an IIC rating this is required per section 1207.3. OPEN - CWS

6) Please provide a bound spec book with a table of contents. COMPLETE - Bound spec book was delivered to Lannie Dobson in Planning on 11/7/07.

7a) Please confirm that all units that are not required to be Type "A"

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 APPLICAN ADDRESS DATE PHO

Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Village Stude	Owner Address: 247 COMMERCIAL ST	Phone:	
Business Name:	Contractor Name: Pizzagalli	Contractor Address: 131 Presumpscot St Portland	Phone 207874232	23
Lessee/Buyer's Name	Phone:	Permit Type: Commercial		Zone:

Accessible units are Type "B" accessible units meeting all of the requirements of chapter 11 and that all doors within the units have a minimum clear width of 31 3/4 inches as required by section 1008.1.1. exception 8.

COMPLETE - As a dormitory, we have provided (5) Accessible units (of which 1 with

a roll in shower) as per 1107.6.2.2, (0) Type A units and the balance are Type B units.

All doors within the units are 36" doors which should net 33" plus clear.

Question: Why does the City website say Chapter 11 of IBC 2003 was not adopted by the City? Yet we are always asked to provide accessibility per Chapter 11? I'm just curious.

7b) We assert the Chapter 11 information because we learned that it's Federal Fair Housing and it would be "bad" government to ignore issues that could come back to haunt a client in the future. OPEN - CWS

8) On page A0.14, the roof and floor assemblies, there doesn't seem to be an assembly for the Roof/Ceiling of the elevator shafts and the stairways that complies with the requirements for type 5A construction. OPEN - CWS

9) There are no Mechanical, Plumbing or electrical plans with the submissions that I have received for review. These must be submitted. COMPLETE - Drawings were delivered to Lannie Dobson in Planning 11/7/07.

10a) With regard to the courtyard, I can't find where the code specifically addresses this two concerns that I have. #1: The separation of mixed uses, if we truly have mixed uses. I tend to think of this as any yard space, subject to proper egress requirements though. I will get an IBC opinion this week, haven't had a chance too yet, sorry.

COMPLETE - Attached code analysis assumes Assembly A-3 use in the courtyard only for egress purposes, not mixed use.

10b)The second is the close proximity of the closest units that are 16 feet apart, giving us a net fire separation distance of 8 feet. I can't tell from elevations what percentage of unprotected openings we have in these area.

COMPLETE - 21.80% on the South Elevation and 24.10% on the North Elevation. As per Table 704.8, up to 25% is allowed unprotected up to 25% of the wall area. See attached

spreadsheet analysis.

Comments Added 11/12/07 by Mike Nungent

CERTIFICATION

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО

Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Village Stude	ent Housing LL	Owner Address: 247 COMMERCIAL ST	Phone:	
Business Name:	Contractor Name: Pizzagalli		Contractor Address: 131 Presumpscot St Portland	Phone 207874232	23
Lessee/Buyer's Name	Phone:		Permit Type: Commercial		Zone:

11) I'm continuing the review and found that the Page 3 Certification form references type 1A construction for the garage, page 2 of the Code Study references 1B, and there are no UL Listed 3hr wall types or supporting construction on pages A0.11 etc. Because we are using the design option in 508.2, we need to establish these 3 hr. ratings and please provide these UL listed assemblies and correct the code study.

COMPLETE - Attached is an updated Code Study that makes the corrections noted to Type 1A construction for the first level. This floor is entirely supported by a steel frame and there are no bearing walls on this level, thus no wall types with wall tags for 3 hour ratings. All of the floor structures between the garage level and 1st floor are specified to be 3 hours per Floor Assemblies C3 and R3 on Drawing A0.14. All interior beams/floors/roof decks and interior/exterior columns are scheduled to be rated at 3 hour rated as per specification Section 07 81 00 APPLIED FIREPROOFING, attached.

Erica Martin Project Engineer Pizzagalli Construction (207) 761-1535 ext. 105

CERTIFICATION

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО
RESPONSIBLE PERSON IN CHARGE OF WORK. TIT		DATE	РНО

Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Village Stude	nt Housing LL	Owner Address: 247 COMMERCIAL ST	Phone:	
Business Name:			Contractor Address: 131 Presumpscot St Portland		
Lessee/Buyer's Name	Phone:		Permit Type: Commercial		Zone:

11/18/2007-ldobson: Please provide hard copies to City Hall!

>>> "Benedict B. Walter" <BWalter@cwsarch.com> 11/15/07 5:48 PM >>> Mike: As per the attached, the only remaining open item is number 8 below, which we are drafting as 1 hour roof assemblies per 2003 IBC Table 601 and section 707.12. These will be emailed to you tomorrow. Ben

Ben Walter AIA, Vice President

CWS Architects | Portland, Maine

T: 207-774-4441

F: 207-774-4016

From: Martin, Erica [mailto:emartin@pizzagalli.com] Sent: Thursday, November 15, 2007 8:40 AM To: 'MIke Nugent' Cc: Jeanie Bourke; 'Lannie Dobson'; Noblet, Daniel; Ted Krush; Benedict B. Walter; Paul Becker Subject: Bayside Village Building Permit Phase III open items

Mike,

Please confirm that the only remaining items left to complete, prior to receiving the building permit are items 1b, 5, 7b, and 8 listed below.

CERTIFICATION

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО
RESPONSIBLE PERSON IN CHARGE OF WORK. TIT		DATE	РНО

Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Village Stude	nt Housing LL	Owner Address: 247 COMMERCIAL ST	Phone:	
Business Name:	Contractor Name: Pizzagalli		Contractor Address: 131 Presumpscot St Portland	Phone 207874232	13
Lessee/Buyer's Name	Phone:		Permit Type: Commercial		Zone:

Thanks, Erica

Comments Added 11/6/07 by Mike Nugent

1a) The City's certification for building code compliance is just for the foundation and done by Paul Becker, Please certify that your design for the building meets the code on the appropriate form.

COMPLETE - See attachments

1b) The Certification forms for IBC compliance needs to come from you as well. So if you don't mind please forward the IBC certification form.

COMPLETE - CWS (See attached)

2) The page 3 certification form (the structural form) classifies the use of the structure a "II" please submit the for with the proper use groups on it.

COMPLETE - This should read 1A for the garage level and VA for the upper four floors.

3) Please submit a COMcheck report for the project.

COMPLETE - Attached for building envelope only.

CERTIFICATION

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО
RESPONSIBLE PERSON IN CHARGE OF WORK. TIT		DATE	РНО

Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Village Stude		Owner Address: 247 COMMERCIAL ST	Phone:	
Business Name:			Contractor Address: 131 Presumpscot St Portland	Phone 207874232	23
Lessee/Buyer's Name	Phone:		Permit Type: Commercial	·	Zone:

4) The statement of Special Inspections does not have the Inspectors or testing agencies assigned. Has Paul created and submitted a new one?

COMPLETE - See attachments

5) Floor assembly C3 does not have an IIC rating this is required per section 1207.3.

COMPLETE - CWS (See attached letter)

6) Please provide a bound spec book with a table of contents.

COMPLETE - Bound spec book was delivered to Lannie Dobson in Planning on 11/7/07.

7a) Please confirm that all units that are not required to be Type "A"

Accessible units are Type "B" accessible units meeting all of the requirements of chapter 11 and that all doors within the units have a minimum clear width of 31 3/4 inches as required by section 1008.1.1.

exception 8.

COMPLETE - As a dormitory, we have provided (5) Accessible units (of which 1 with

a roll in shower) as per 1107.6.2.2, (0) Type A units and the balance are Type B units.

All doors within the units are 36" doors which should net 33" plus clear.

Question: Why does the City website say Chapter 11 of IBC 2003 was not adopted by the City? Yet we are always asked to provide accessibility per Chapter 11? I'm just curious.

CERTIFICATION

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО

Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Village Stude:	nt Housing LL	Owner Address: 247 COMMERCIAL ST	Phone:	
Business Name:			Contractor Address:Pho131 Presumpscot St Portland207		23
Lessee/Buyer's Name	Phone:		Permit Type: Commercial		Zone:

7b) We assert the Chapter 11 information because we learned that it's Federal Fair Housing and it would be "bad" government to ignore issues that could come back to haunt a client in the future.

COMPLETE - CWS (This was always done as per item 7a above, see attached certification)

8) On page A0.14, the roof and floor assemblies, there doesn't seem to be an assembly for the Roof/Ceiling of the elevator shafts and the stairways that complies with the requirements for type 5A construction.

OPEN - CWS

9) There are no Mechanical, Plumbing or electrical plans with the submissions that I have received for review. These must be submitted.

COMPLETE - Drawings were delivered to Lannie Dobson in Planning 11/7/07.

10a) With regard to the courtyard, I can't find where the code specifically addresses this two concerns that I have. #1: The separation of mixed uses, if we truly have mixed uses. I tend to think of this as any yard space, subject to proper egress requirements though. I will get an IBC opinion this week, haven't had a chance too yet, sorry.

COMPLETE - Attached code analysis assumes Assembly A-3 use in the courtyard only for egress purposes, not mixed use.

10b)The second is the close proximity of the closest units that are 16 feet apart, giving us a net fire separation distance of 8 feet. I can't tell from elevations what percentage of unprotected openings we have in these area.

CERTIFICATION

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО

Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Village Stude		Owner Address: 247 COMMERCIAL ST	Phone:	
Business Name:			Contractor Address:Phone131 Presumpscot St Portland2078742		23
Lessee/Buyer's Name	Phone:		Permit Type: Commercial	·	Zone:

COMPLETE - 21.80% on the South Elevation and 24.10% on the North Elevation. As per Table 704.8, up to 25% is allowed unprotected up to 25% of the wall area. See attached

spreadsheet analysis.

Comments Added 11/12/07 by Mike Nungent

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COMPLETE - Attached is an updated Code Study that makes the corrections noted to Type 1A construction for the first level. This floor is entirely supported by a steel frame and there are no bearing walls on this level, thus no wall types with wall tags for 3 hour ratings. All of the floor structures between the garage level and 1st floor are specified to be 3 hours per Floor Assemblies C3 and R3 on Drawing A0.14. All interior beams/floors/roof decks and interior/exterior columns are scheduled to be rated at 3 hour rated as per specification Section 07 81 00 APPLIED FIREPROOFING, attached.

Erica Martin

Project Engineer

Pizzagalli Construction

(207) 761-1535 ext. 105

CERTIFICATION

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	РНО

Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Village Stude		Owner Address: 247 COMMERCIAL ST	Phone:	
Business Name:			Contractor Address:Phone131 Presumpscot St Portland20787423		23
Lessee/Buyer's Name	Phone:		Permit Type: Commercial	·	Zone:

11/18/2007-ldobson: hard copy to City hall please!

>>> "Benedict B. Walter" <BWalter@cwsarch.com>11/16/07 10:57 AM >>> Mike: Attached is the Roof Assembly R4 for the stairs and elevator shafts. This is a 1 hour assembly as per 2003 IBC Table 601 and section 707.12. I believe we have answered all of your questions at this point. Ben

Ben Walter AIA, Vice President

CWS Architects | Portland, Maine

T: 207-774-4441

F: 207-774-4016

From: Benedict B. Walter [mailto:BWalter@cwsarch.com] Sent: Thursday, November 15, 2007 5:49 PM To: 'Martin, Erica'; 'MIke Nugent' Cc: 'Jeanie Bourke'; 'Lannie Dobson'; 'Noblet, Daniel'; 'Ted Krush'; 'Paul Becker'

Subject: RE: Bayside Village Building Permit Phase III open items

Mike: As per the attached, the only remaining open item is number 8 below, which we are drafting as 1 hour roof assemblies per 2003 IBC Table 601 and section 707.12. These will be emailed to you tomorrow. Ben

Ben Walter AIA, Vice President

CWS Architects | Portland, Maine

T: 207-774-4441

CERTIFICATION

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО

Location of Construction:	Owner Name:		Owner Address:	Phone:		
132 MARGINAL WAY	Bayside Village Studer	nt Housing LL	247 COMMERCIAL ST	I none.	i none.	
Business Name:	Contractor Name:		Contractor Address:	Phone		
business ivanie.	Pizzagalli		131 Presumpscot St Portland	2078742323		
Lessee/Buyer's Name	Phone:		Permit Type:	20101.20	Zone:	
			Commercial		Lone	
F: 207-774-4016						
From: Martin, Erica [mailto:emartin Sent: Thursday, November 15, 200 To: 'MIke Nugent' Cc: Jeanie Bourke; 'Lannie Dobso Walter; Paul Becker Subject: Bayside Village Building)7 8:40 AM n'; Noblet, Daniel; Ted Krus	sh; Benedict B.				
Mike,						
,						
Please confirm that the only remark receiving the building permit are in						
Thanks, Erica						
Comments Added 11/6/07 by Mik	e Nugent					
1a) The City's certification for bui foundation and done by Paul Bec						

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО

Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Village Studer		Owner Address: 247 COMMERCIAL ST	Phone:	
Business Name:			Contractor Address: 131 Presumpscot St Portland	Phone 207874232	23
Lessee/Buyer's Name	Phone:		Permit Type: Commercial	·	Zone:

building meets the code on the appropriate form.

COMPLETE - See attachments

1b) The Certification forms for IBC compliance needs to come from you as well. So if you don't mind please forward the IBC certification form.

COMPLETE - CWS (See attached)

2) The page 3 certification form (the structural form) classifies the use of the structure a "II" please submit the for with the proper use groups on it.

COMPLETE - This should read 1A for the garage level and VA for the upper four floors.

3) Please submit a COMcheck report for the project.

COMPLETE - Attached for building envelope only.

4) The statement of Special Inspections does not have the Inspectors or testing agencies assigned. Has Paul created and submitted a new one?

COMPLETE - See attachments

5) Floor assembly C3 does not have an IIC rating this is required per section 1207.3.

COMPLETE - CWS (See attached letter)

CERTIFICATION

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО
RESPONSIBLE PERSON IN CHARGE OF WORK. TIT		DATE	РНО

Location of Construction:	Owner Name:		Owner Address:	Phone:	
132 MARGINAL WAY	Bayside Village Stude	ent Housing LL	247 COMMERCIAL ST		
Business Name:	Contractor Name:		Contractor Address:	Phone	
	Pizzagalli	1	131 Presumpscot St Portland	2078742323	
Lessee/Buyer's Name	Phone:		Permit Type:		Zone:
			Commercial		
6) Please provide a bound spec	book with a table of contents	5.			
COMPLETE - Bound spec book 11/7/07.	was delivered to Lannie Dol	oson in Planning	on		
7a) Please confirm that all units	that are not required to be Ty	pe "A"			
Accessible units are Type "B" ad requirements of chapter 11 and t minimum clear width of 31 3/4 in	that all doors within the units	s have a			
exception 8.					
COMPLETE - As a dormitory, w with	ve have provided (5) Accessil	ole units (of whi	ch 1		
a roll in shower) as per 1107.6.2. Type B units.	2, (0) Type A units and the ba	alance are			
All doors within the units are 36	" doors which should net 33'	' plus clear.			
Question: Why does the City we adopted by the City? Yet we are Chapter 11? I'm just curious.					
7b) We assert the Chapter 11 inf Federal Fair Housing and it wou					
could come back to haunt a clien					
COMPLETE - CWS (This was a certification)	lways done as per item 7a ab	ove, see attache	d		
8) On page A0.14, the roof and f assembly for the Roof/Ceiling o complies with the requirements	f the elevator shafts and the				

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО

Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Village Studer		Owner Address: 247 COMMERCIAL ST	Phone:	
Business Name:			Contractor Address: 131 Presumpscot St Portland	Phone 207874232	23
Lessee/Buyer's Name	Phone:		Permit Type: Commercial	·	Zone:

COMPLETE - See attachments

9) There are no Mechanical, Plumbing or electrical plans with the submissions that I have received for review. These must be submitted.

COMPLETE - Drawings were delivered to Lannie Dobson in Planning 11/7/07.

10a) With regard to the courtyard, I can't find where the code specifically addresses this two concerns that I have. #1: The separation of mixed uses, if we truly have mixed uses. I tend to think of this as any yard space, subject to proper egress requirements though. I will get an IBC opinion this week, haven't had a chance too yet, sorry.

COMPLETE - Attached code analysis assumes Assembly A-3 use in the courtyard only for egress purposes, not mixed use.

10b)The second is the close proximity of the closest units that are 16 feet apart, giving us a net fire separation distance of 8 feet. I can't tell from elevations what percentage of unprotected openings we have in these area.

COMPLETE - 21.80% on the South Elevation and 24.10% on the North Elevation. As per Table 704.8, up to 25% is allowed unprotected up to 25% of the wall area. See attached

spreadsheet analysis.

Comments Added 11/12/07 by Mike Nungent

RESPONSIBLE PERSON IN CHARGE OF WORK, TIT

11) I'm continuing the review and found that the Page 3 Certification form

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 APPLICAN	ADDRESS	DATE	РНО

DATE

РНО

Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Village Stude		Owner Address: 247 COMMERCIAL ST	Phone:	
Business Name:			Contractor Address: 131 Presumpscot St Portland	Phone 207874232	23
Lessee/Buyer's Name	Phone:		Permit Type: Commercial		Zone:

references type 1A construction for the garage, page 2 of the Code Study references 1B, and there are no UL Listed 3hr wall types or supporting construction on pages A0.11 etc. Because we are using the design option in 508.2, we need to establish these 3 hr. ratings and please provide these UL listed assemblies and correct the code study.

COMPLETE - Attached is an updated Code Study that makes the corrections noted to Type 1A construction for the first level. This floor is entirely supported by a steel frame and there are no bearing walls on this level, thus no wall types with wall tags for 3 hour ratings. All of the floor structures between the garage level and 1st floor are specified to be 3 hours per Floor Assemblies C3 and R3 on Drawing A0.14. All interior beams/floors/roof decks and interior/exterior columns are scheduled to be rated at 3 hour rated as per specification Section 07 81 00 APPLIED FIREPROOFING, attached.

Erica Martin

Project Engineer

Pizzagalli Construction

(207) 761-1535 ext. 105

CERTIFICATION

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО
			_
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	РНО

Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Village Studer		Owner Address: 247 COMMERCIAL ST	Phone:	
Business Name:			Contractor Address: 131 Presumpscot St Portland	Phone 207874232	3
Lessee/Buyer's Name	Phone:		Permit Type: Commercial		Zone:

11/6/2007-ldobson: A couple of house keeping matters:

1) The City's certification for building code compliance is just for the foundation and done by Paul Becker, Please certify that your design for the building meets the code on the appropriate form.

2) The page 3 certification form (the structural form) classifies the use of the structure a "II" please submit the for with the proper use groups on it.

3) Please submit a COMcheck report for the project.

4) The statement of Special Inspections does not have the Inspectors or testing agencies assigned. Has Paul created and submitted a new one?

5) Floor assembly C3 does not have an IIC rating this is required per section 1207.3.

6) Please provide a bound spec book with a table of contents.

7) Please confirm that all units that are not required to be Type "A" Accessible units are Type "B" accessible units meeting all of the requirements of chapter 11 and that all doors within the units have a minimum clear width of 31 3/4 inches as required by section 1008.1.1. exception 8.

8) On page A0.14, the roof and floor assemblies, there doesn't seem to be an assembly for the Roof/Ceiling of the elevator shafts and the stairways that complies with the requirements for type 5A construction.

9) There are no Mechanical, Plumbing or electrical plans with the submissions that I have received for review. These must be submitted.

10) With regard to the courtyard, I can't find where the code specifically addresses this two concerns that I have. #1: The separation of mixed uses, if we truly have mixed uses. I tend to think of this as any yard space, subject to proper egress requirements though. I will get an IBC opinion this week, haven't had a chance too yet, sorry. The second is the close proximity of the closest units that are 16 feet apart, giving us a net fire separation distance of 8 feet. I can't tell from elevations what percentage of unprotected openings we have in these area.

Please feel free to call me if you have questions at 329-2354.

Thanks, Mike

>>> "Benedict B. Walter" <BWalter@cwsarch.com> 11/02/07 8:08 AM >>> Mike: Are you back from vacation? I would like to conclude any outstanding issues, specifically with regards to the classification of the courtyard, as

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 APPLICAN ADDRESS DATE PHO

Location of Construction:			Phone:	Phone:	
132 MARGINAL WAY	Bayside Village Stude	nt Housing LL	247 COMMERCIAL ST	Phone 2078742323	
Business Name:	Contractor Name: Pizzagalli		Contractor Address: 131 Presumpscot St Portland		
Lessee/Buyer's Name	Phone:		Permit Type: Commercial		one:
soon as practical. I expect Pizzag building permit in hand. Let me l					
Ben Walter AIA, Vice President CWS Architects Portland, Main T: 207-774-4441 F: 207-774-4016	e				
Original Message From: Benedict B. Walter [mailto Sent: Sunday, September 16, 2007 To: 'MIke Nugent'; 'tkrush@cwsa Cc: 'DNoblet@pizzagalli.com'; 'Ja Curtis' Subject: RE: Bayside Village Stru	7 6:55 PM rch.com'; 'emartin@pizzagall eanie Bourke'; 'Lannie Dobso				
Thanks Mike: It is important tha classify the courtyard. In my mi that I am aware of. If you would discussion with IIC, we would be like to proceed. Ben	nd, that is the one outstandir like CWS to participate or fa	ng IBC issue cilitate a	ld		
Ben Walter AIA, Vice President CWS Architects Portland, Main T: 207-774-4441 F: 207-774-4016	e				
Original Message From: MIke Nugent [mailto:mjn@ Sent: Sunday, September 16, 2007 To: BWalter@cwsarch.com; tkrus Cc: DNoblet@pizzagalli.com; Jea Subject: Bayside Village Structure	7 2:22 PM sh@cwsarch.com; emartin@ anie Bourke; Lannie Dobson	pizzagalli.com			
I've signed off on this permit will (Monday).	drop it of at City Hall tomor	row			
Lannie, please attach the following	ng Condition:				
By going forward with the "struc at your own risk. Any code relate					

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО

Location of Construction: 132 MARGINAL WAY	· · · · · · · · · · · · · · · · · · ·		Owner Address: 247 COMMERCIAL ST	Phone:	
Business Name:	Contractor Name: Pizzagalli		Contractor Address:I131 Presumpscot St Portland		23
Lessee/Buyer's Name	Phone:		Permit Type: Commercial	·	Zone:

of

subsequent plan review, that require alterations to the building, will

have

to be corrected.

CERTIFICATION

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	РНО

Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Village Student Housing LL		Owner Address: 247 COMMERCIAL ST	Phone:	Phone:	
Business Name:	Contractor Name: Pizzagalli		Contractor Address: 131 Presumpscot St Portland	Phone 207874232	23	
Lessee/Buyer's Name	Phone:		Permit Type: Commercial		Zone:	

11/12/2007-ldobson: I'm continuing the review and found that the Page 3 Certification form references type 1A construction for the garage, page 2 of the Code Study references 1B, and there are no UL Listed 3hr wall types or supporting construction on pages A0.11 etc. Because we are using the design option in 508.2, we need to establish these 3 hr. ratings and please provide these UL listed assemblies and correct the code study.

>>> MIke Nugent 11/06/07 9:11 PM >>> A couple of house keeping matters:

1) The City's certification for building code compliance is just for the foundation and done by Paul Becker, Please certify that your design for the building meets the code on the appropriate form.

2) The page 3 certification form (the structural form) classifies the use of the structure a "II" please submit the for with the proper use groups on it.

3) Please submit a COMcheck report for the project.

4) The statement of Special Inspections does not have the Inspectors or testing agencies assigned. Has Paul created and submitted a new one?

5) Floor assembly C3 does not have an IIC rating this is required per section 1207.3.

6) Please provide a bound spec book with a table of contents.

7) Please confirm that all units that are not required to be Type "A" Accessible units are Type "B" accessible units meeting all of the requirements of chapter 11 and that all doors within the units have a minimum clear width of 31 3/4 inches as required by section 1008.1.1. exception 8.

8) On page A0.14, the roof and floor assemblies, there doesn't seem to be an assembly for the Roof/Ceiling of the elevator shafts and the stairways that complies with the requirements for type 5A construction.

9) There are no Mechanical, Plumbing or electrical plans with the submissions that I have received for review. These must be submitted.

10) With regard to the courtyard, I can't find where the code specifically addresses this two concerns that I have. #1: The separation of mixed uses, if we truly have mixed uses. I tend to think of this as any yard space, subject to proper egress requirements though. I will get an IBC opinion this week, haven't had a chance too yet, sorry. The second is the close proximity of the closest units that are 16 feet apart, giving us a net fire separation distance of 8 feet. I can't tell from elevations what percentage of unprotected openings we have in these area.

Please feel free to call me if you have questions at 329-2354.

Thanks,

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 APPLICAN ADDRESS DATE PHO

Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Village Stude		Owner Address:Phone:247 COMMERCIAL ST		
Business Name:	Contractor Name: Pizzagalli		Contractor Address: 131 Presumpscot St Portland	Phone 207874232	23
Lessee/Buyer's Name	Phone:		Permit Type: Commercial		Zone:

Mike

>>> "Benedict B. Walter" <BWalter@cwsarch.com> 11/02/07 8:08 AM >>> Mike: Are you back from vacation? I would like to conclude any outstanding issues, specifically with regards to the classification of the courtyard, as soon as practical. I expect Pizzagalli is equally anxious to get the final building permit in hand. Let me know how I can help. Thanks, Ben

Ben Walter AIA, Vice President CWS Architects | Portland, Maine T: 207-774-4441 F: 207-774-4016

-----Original Message-----

From: Benedict B. Walter [mailto:BWalter@cwsarch.com] Sent: Sunday, September 16, 2007 6:55 PM To: 'MIke Nugent'; 'tkrush@cwsarch.com'; 'emartin@pizzagalli.com' Cc: 'DNoblet@pizzagalli.com'; 'Jeanie Bourke'; 'Lannie Dobson'; 'Richard P. Curtis'

Subject: RE: Bayside Village Structural Permit (Phase II)

Thanks Mike: It is important that we follow up this week regarding how to classify the courtyard. In my mind, that is the one outstanding IBC issue that I am aware of. If you would like CWS to participate or facilitate a discussion with IIC, we would be happy to do so. Let us know how you would like to proceed. Ben

Ben Walter AIA, Vice President CWS Architects | Portland, Maine T: 207-774-4441 F: 207-774-4016

-----Original Message-----From: MIke Nugent [mailto:mjn@portlandmaine.gov] Sent: Sunday, September 16, 2007 2:22 PM To: BWalter@cwsarch.com; tkrush@cwsarch.com; emartin@pizzagalli.com Cc: DNoblet@pizzagalli.com; Jeanie Bourke; Lannie Dobson Subject: Bayside Village Structural Permit (Phase II)

I've signed off on this permit will drop it of at City Hall tomorrow

CERTIFICATION

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО

Location of Construction: 132 MARGINAL WAY	Owner Name: Bayside Village Stude	Owner Address: 247 COMMERCIAL ST	Phone:	
Business Name:	Contractor Name: Pizzagalli	Contractor Address: 131 Presumpscot St Portland	Phone 2078742323	
Lessee/Buyer's Name	Phone:	Permit Type: Commercial		Zone:

(Monday).

Lannie, please attach the following Condition:

By going forward with the "structure only" permit, you will be proceeding at your own risk. Any code related issues that are discovered as a part of

subsequent plan review, that require alterations to the building, will

have

to be corrected.

11/21/2007-gg: issued permit to Erica this morning per Mike Nugent, his conditions are not in the system, he said he emailed Jeannie and Lannie conditions last. .gg

CERTIFICATION

SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО
RESPONSIBLE PERSON IN CHARGE OF WORK. TIT		DATE	РНО