

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 080716

Please Read
Application And
Notes, If Any,
Attached

This is to certify that CITY OF PORTLAND/TE
has permission to Casco Bay Lines - Restroom renovation

AT 46 COMMERCIAL ST

444 A001001

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

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED

CITY OF PORTLAND

OTHER REQUIRED APPROVALS

Fire Dept. Craig Cusack

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Re-Bar Schedule Inspection: Prior to pouring concrete

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

7/23/08

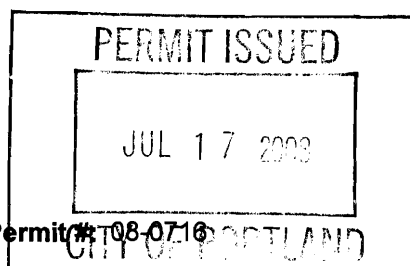
Date



Signature of Inspections Official

7/17/08

Date



City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0716		Issue Date:		CBL: 444 A001001	
Location of Construction: 46 COMMERCIAL ST		Owner Name: CITY OF PORTLAND		Owner Address: 389 CONGRESS ST	
Business Name:		Contractor Name: TBD		Phone:	
Lessee/Buyer's Name		Phone:		Permit Type: Alterations - Commercial	
Past Use: Commercial - Casco Bay Lines		Proposed Use: Commercial - Casco Bay Lines - Restroom Renovations		Zone: WPDZ	
Proposed Project Description: Casco Bay Lines - Restroom Renovations		Permit Fee: \$520.00		Cost of Work: \$50,000.00	
		CEO District: 1			
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied See Conditions		INSPECTION: Use Group: A-3 Type: 2 IBC-2003 Signature: JMB 7/17/08	
		Signature: Crecy Cox		Signature: JMB 7/17/08	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		Signature: _____ Date: _____			
Permit Taken By: Idobson		Date Applied For: 06/16/2008		Zoning Approval	
<ol style="list-style-type: none">This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.Building permits do not include plumbing, septic or electrical work.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. <div style="border: 1px solid black; padding: 5px; text-align: center;">PERMIT ISSUED JUL 17 2008 CITY OF PORTLAND</div>		Special Zone or Reviews		Zoning Appeal	
		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan		<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	
		Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 6/23/08		Date: _____	
		Historic Preservation		<input checked="" 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: _____		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

9/14/08 Spoke to plumber
re Floor Drain Sump

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0716	Date Applied For: 06/16/2008	CBL: 444 A001001
------------------------------	--	----------------------------

Location of Construction: 46 COMMERCIAL ST	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Casco Bay Lines - Restroom Renovations	Proposed Project Description: Casco Bay Lines - Restroom Renovations
---	--

Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 06/23/2008
Note: All interior within the existing bathrooms - no expansions			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 07/17/2008
Note: 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Greg Cass	Approval Date: 06/24/2008
Note: 1) Non- combustable construction of this structure requires all construction to be Non-combustable. 2) Emergency lights and exit signs are required 3) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.			Ok to Issue: <input checked="" type="checkbox"/>

Comments:

6/19/2008-ldobson: Part of the permit came in on June 9 not enough for processing, Electric and Plumbing have been paid for but have not been issued. Remainder of permit came in by mail on the 16th of June PDF for entire permit via e-mail



General Building Permit Application

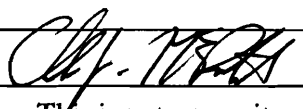
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 56 COMMERCIAL STREET		
Total Square Footage of Proposed Structure/Area N-A		Square Footage of Lot 620.5 ft²
Tax Assessor's Chart, Block & Lot Chart# 444 Block# A Lot# 1	Applicant *must be owner, Lessee or Buyer* ON BEHALF OF CASCO BAY LINES Name ANDY M SPARTLAND Address 41 HUTCHINS DR. City, State & Zip PORTLAND, ME 04102	Telephone: 207.774.2112
Lessee/DBA (If Applicable) N-A	Owner (if different from Applicant) Name CASCO BAY LINES Address 56 COMMERCIAL ST. City, State & Zip PORTLAND, ME 04102	Cost Of Work: \$ 50,000.00 C of O Fee: \$ _____ Total Fee: \$ 520.00
Current legal use (i.e. single family) TRANSPORTATION If vacant, what was the previous use? _____ Proposed Specific use: TRANSPORTATION Is property part of a subdivision? NO If yes, please name _____ Project description: BATHROOM MODIFICATION		
Contractor's name: TBD		
Address: _____		
City, State & Zip _____		
Who should we contact when the permit is ready: _____ Telephone: _____		
Mailing address: _____		

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, 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: 

Date: **6-11-08**

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



Certificate of Design Application

From Designer:

WOODARD & CURRAN

Date:

JUNE 9, 2008

Job Name:

CASCO BAY LINES BATHROOM MODIFICATION

Address of Construction:

56 COMMERCIAL STREET

2003 International Building Code

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

Building Code & Year 2003 Use Group Classification (s) A (ASSEMBLY GROUP)

Type of Construction EXISTING

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

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) _____



Supervisory alarm System? _____ 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 , 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)

N-A Flood Hazard area (1612.3)
N-A Elevation of structure

Other loads

N-A Concentrated loads (1607.4)
N-A Partition loads (1607.5)
N-A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Accessibility Building Code Certificate

Designer:

WOODARD & CURRAN

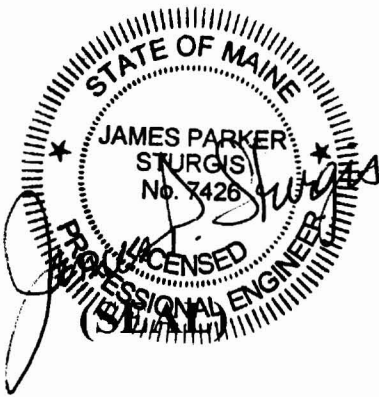
Address of Project:

56 COMMERCIAL STREET

Nature of Project:

BATHROOM MODIFICATIONS

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:

James P. Sturgis

Title:

Sr. Structural Engineer

Firm:

Woodard & Curran

Address:

41 Hutchins Drive
Portland, ME 04102

Phone:

(207) 774-2112

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

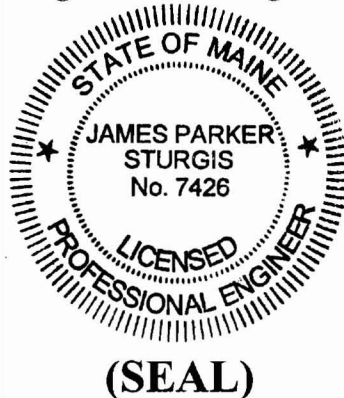
Date: 6-11-08

From: Woodard & Curran

These plans and / or specifications covering construction work on:

Casco Bay Lines Bathroom Modification

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: James P. Sturgis
Title: Sr. Structural Engineer
Firm: Woodard & Curran
Address: 41 Hutchins Drive
Portland, ME 04102
Phone: (207) 774-2112

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Fire Department requirements.

The following shall be submitted on a separate sheet:

- ☐ Name, address and phone number of applicant **and** the project architect.
- ☐ Proposed use of structure (NFPA and IBC classification)
- ☐ Square footage of proposed structure (total and per story)
- ☐ Existing and proposed fire protection of structure.
- ☐ Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- ☐ A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- ☐ Elevators shall be sized to fit an 80" x 24" stretcher.

TALKED TO GREG CASSE
6-11-08 AND INFORMED
WEC THAT CHECKLIST
IS NOT NECESSARY

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- ☒ Cross sections w/framing details
 - ☒ Detail of any new walls or permanent partitions
 - ☒ Floor plans and elevations
 - N-A ☐ Window and door schedules
 - ☒ Complete electrical and plumbing layout.
 - ☒ Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
 - N-A ☐ Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
 - ☒ Proof of ownership is required if it is inconsistent with the assessors records.
 - ☒ Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
 - N-A ☐ Per State Fire Marshall, all new bathrooms must be ADA compliant.
- EXISTING BATHROOM

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- N-A ☐ The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- N-A ☐ Location and dimensions of parking areas and driveways, street spaces and building frontage.
- N-A ☐ Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

COMMITMENT & INTEGRITY
DRIVE RESULTS

41 Hutchins Drive
Portland, Maine 04102
www.woodardcurran.com

T 800.426.4262
T 207.774.2112
F 207.774.6635



TRANSMITTAL

TO: Jeanie Bourke
City of Portland
Planning & Dev Dept
389 Congress Street, Rm 315
Portland, ME 04101

DATE: June 12, 2008
PROJECT NAME: Casco Bay Lines
Bathroom Modifications
PROJECT NUMBER: 203819.02

Captain Greg Cass
Portland Fire Dept
Fire Prevention Officer

RE: Casco Bay Lines Bathroom Modifications

WE ARE SENDING:

- | | | | |
|---------------------------------------|-----------------------------------|---|---|
| <input type="checkbox"/> Quotation | <input type="checkbox"/> Drawings | <input type="checkbox"/> Bid Package | <input type="checkbox"/> Floppy Disk / CD |
| <input type="checkbox"/> Brochure | <input type="checkbox"/> Schedule | <input type="checkbox"/> Installation Package | <input type="checkbox"/> Sample |
| <input type="checkbox"/> Change Order | <input type="checkbox"/> Manuals | <input type="checkbox"/> Other (specify) | |

Qty.	Doc. No.	Rev. No.	Dated	Description
1			June 11, 2008	General Bldg Permit App with check
1			June 11, 2008	Certificate of Design App
1			June 11, 2008	Accessibility Bldg Code Certificate
1			June 11, 2008	Certificate of Design

For Your:

- ☐ USE
☒ APPROVAL
☐ REVIEW/COMMENTS
☐ INFORMATION
☐ OTHER

Sent By:

- ☒ REGULAR MAIL
☐ FEDERAL EXPRESS
☐ UPS
☐ COURIER
☐ OTHER

COMMENTS:

Ms. Bourke / Mr. Cass,

Please find the General Building Permit Application and attachments with check, as you requested. Please feel free to contact me with any questions regarding this project.

Andy McPartland

JUN 16 2008

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- _____ Footing/Building Location Inspection: Prior to pouring concrete
- _____ Re-Bar Schedule Inspection: Prior to pouring concrete
- _____ Foundation Inspection: Prior to placing ANY backfill
- _____ Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- _____ Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

_____ If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

_____ **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 444 A001

Building Permit #:

061107