WOODARD&CURRAN
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41 Hutchins Drive • Portland, ME 04102
(207)774-2112• 1-800-426-4262
Fax: **(207)774-6635**

CORPORATE OFFICES: Maine, Massachusetts,
New Hampshire, Connecticut, and Florida
Operational offices throughout the U.S.

TRANSMITTAL

Project #: 203438

TO:	Marge Schmuckal, Zoning Administrator
	City of Portland
	City Hall, 3rd Floor
	389 Congress Street
	Portland. ME 04101

DATE: 11/02/04

RE: Site Plan Approval Documents – Ocean Gateway

WE ARE SENDING:

QUANTITY	DESCRIPTION
1	Signed Elevation Certificate (FEMA form 81-31) for Receiving Station
1	Signed Elevation Certificate (FEMA form 81-31) for Terminal Building

For Your:

X	USE
	APPROVAL
	REVIEW/COMMENTS
	INFORMATION
	OTHER

Sent By:

X	REGULAR MAIL
	FEDERAL EXPRESS
	UPS
	COURIER
	OTHER

COMMENTS: Marge,

As a condition of the Ocean Gateway Approval letter addressed to Jeff Monroe, dated June 8, 2004 concerning the Planning Board's approval of the Ocean Gateway Project, please find enclosed the signed and sealed Elevation Certificate for the Terminal Building and Receiving Station. These certificates are being provided in accordance with condition **2(b)** of that letter.

Feel free to give me a call, if you have any questions concerning these documents.

CC: Paul Pottle, MDOT
Jeff Monroe, City of Portland (w/o ENCLOSURES)
Bill Needelman, City of Portland (w/o ENCLOSURES)

BY: Barry Sheff, P.E.
Project Manager

ELEVATION CERTIFICATE

SECTION A - PROPERTY OWNER INFORMATION

For Insurance Company Use

BUILDING OWNERS NAME
City of Portland

Policy Number

BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.
Receiving Station - Ocean Gateway

Company NAIC Number

B1 NFIP COMMUNITY NAME & COMMUNITY NUMBER City of Portland		B2. COUNTY NAME Cumberland County		B3 STATE Maine	
B4. MAP AND PANEL NUMBER 230051 0014	B5. SUFFIX B	B6. FIRM INDEX DATE 7/17/1976	B7. FIRM PANEL EFFECTIVE REVISED DATE 7/17/1976	B8. FLOOD ZONE(S) A2	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 14.57

☒

☒

Elevation reference mark used BM #3 1971 Does the elevation reference mark used appear on the FIRM? ☐ Yes ☒ No

- ☐ a) Top of bottom floor (including basement or enclosure)   18. 00 ft.(m)
- ☐ b) Top of next higher floor
- ☐ c) Bottom of lowest horizontal structural member (V zones only)   80 A 66 ft (m)
- ☐ d) Attached garage (top of slab)   N/A. ___ft.(m)
- ☐ e) Lowest elevation of machinery and or equipment
      servicing the building (Describe in a Comments area)   30. 66 ft.(m)
- O 9 Lowest adjacent (finished) grade (LAG)   17. 00 ft.(m)
- ☐ g) Highest adjacent (finished) grade (HAG)   17. 94 ft.(m)
- ☐ h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade 0
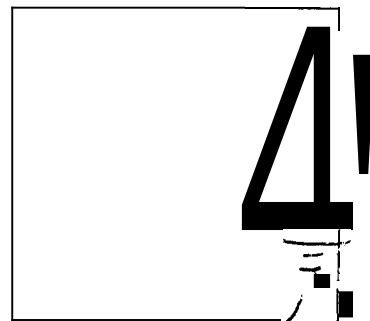
I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIERS NAME Bruno Elias Ramos   LICENSE NUMBER ARC 2644

TITLE Licensed Architect   COMPANY NAME BEA International

ADDRESS 4111 Le Jeune Road	CITY Miami	STATE FL	ZIP CODE 33146
SIGNATURE	DATE 10-18-04	TELEPHONE 305 4612053	

	For Insurance Company Use:
BUILDING STREET ADDRESS (Including Apt. Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. Receiving Station – Ocean Gateway	Policy Number

CITY Portland	STATE ME	ZIP CODE 04101	Company NAIC Number

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

~~Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.~~

COMMENTS
Mezzanine Level with mechanical equipment is 12'-8" (plan) / 30'-8" (MLLW)

☐ Check here if attachments

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete Items E1 through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must **be** completed.

E1. Building Diagram Number __ (Select the building diagram most similar to the building for which this certificate is being completed – see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

E2. The top of the bottom floor (including basement or enclosure) of the building is __ ft.(m) __ in.(cm) ☐ above or ☐ below (check one) the highest adjacent grade. (Use natural grade, if available).

E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is __ ft.(m) __ in.(cm) above the highest adjacent grade. Complete items C3.h and C3.i on front of form.

E4. The top of the platform of machinery and/or equipment servicing the building is __ ft.(m) __ in.(cm) ☐ above or ☐ below (check one) the highest adjacent grade. (Use natural grade, if available).

E5. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?
☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, C (Items C3.h and C3.i only), and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, C, and E are correct to the best of my knowledge.*

PROPERTY OWNER'S OR OWNERS AUTHORIZED REPRESENTATIVES NAME
BEA International

ADDRESS 4111 Le Jeune Road	CITY Miami	STATE FL	ZIP CODE 33146
SIGNATURE	DATE 10/19/04	TELEPHONE 305 461 2053	

COMMENTS

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED

COMMENTS

☐ Check here if attachments

Please Read, fill-in appropriately, Sign & return
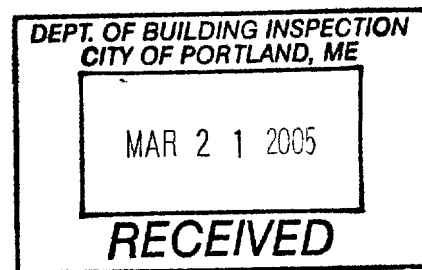
FEMA

FEDERAL EMERGENCY MANAGEMENT AGENCY

NATIONAL FLOOD INSURANCE PROGRAM

ELEVATION CERTIFICATE

AND

INSTRUCTIONS

NATIONAL FLOOD INSURANCE PROGRAM
ELEVATION CERTIFICATE

PAPERWORK BURDEN DISCLOSURE NOTICE

FEMA Form 81-31

The public reporting burden for this form is estimated to be **3.0** hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing, reviewing, and submitting the form. You are not required to respond to this collection of information unless a valid OMB control number appears in the upper right corner of this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, SW, Washington, DC 20472, Paperwork Reduction Project **(3067-0077).** NOTE: Please do not send your completed form to the above address.

PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP). It is to be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, arid to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR-F).

The Elevation Certificate is required in order to properly rate post-FIRM buildings, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), for flood insurance Zones A1-A30, AE, AH, A (with **BFE), VE,** V1-V30, **V** (with BFE), **AR,** AR/A, M A E , AR/A1-A30, AR/AH, and AR/AO. The Elevation Certificate is not required for pre-FIRM buildings unless the building is being rated under the optional post-FIRM flood insurance rules.

As **part** of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt a floodplain management ordinance that specifies **minimum** requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings and maintain a record of such information. **The** Elevation Certificate provides a way for a community to comply with this requirement.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. **Only** a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the Federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution **has** the option of requiting flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA or **LOMR-F** request. Lowest floor and lowest adjacent grade elevations certified by a surveyor or engineer will be required if the certificate is used to support a LOMA or LOMR-F request.

This certificate is used **only** to certify building elevations. **A** separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the Base Flood Elevation (BFE). A floodproofed building is a building that **has** been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings **is** not permitted under the NFIP **unless** FEMA has granted the community **an** exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

ELEVATION CERTIFICATE

SECTION A - PROPERTY OWNER INFORMATION

	For Insurance Company Use:
BUILDING OWNERS NAME City of Portland	Policy Number
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. Terminal Building - Ocean Gateway	Company NAIC Number

☒   Survey

B1. NFIP COMMUNITY *NAME* & COMMUNITY NUMBER City of Portland	B2. COUNTY NAME Cumberland County	B3. STATE Maine

B4. MAP AND PANEL NUMBER 230051 0014	B5. SUFFIX B	B6. FIRM INDEX DATE 7/17/1976	B7. FIRM PANEL EFFECTIVE/REVISED DATE 7/17/1976	B8. FLOOD ZONE(S) A	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding)

☒

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
I certify that the information in Sections *A,* 6, and C *on this* certificate represents my *best* efforts to *interpret* the data available.
I understand *that* any false statement may be punishable by fine *or* imprisonment under *18 U.S.* Code, Section *1001.*

CERTIFIER'S NAME Bruno Elias Ramos	LICENSE NUMBER ARC 2644

TITLE Licensed Architect	COMPANY NAME BEA International

ADDRESS 4111 Le Jeune Road	CITY Miami	STATE FL	ZIP CODE 33146

SIGNATURE	DATE 10-19-44	TELEPHONE 305 461 2053

IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:
BUILDING STREET ADDRESS (Including Apt, Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. Terminal Building - Ocean Gateway			Policy Number
CITY Portland	STATE ME	ZIP CODE 04101	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both **sides** of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS
City Approved Water Level Analysis conducted in May 2004 determined a finish floor elevation of 16.87 (0.00 MLLW)

Top of floor, first floor +16.87' MLLW

Top of mech. mezzanine floor = 46.37'. Elevator machine room + 16.87' MLLW   ☒ Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete Items E1 through E4. If the Elevation certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

E1. Building Diagram Number 5 (Select the building diagram most similar to the building for which this certificate is being completed – see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

E2. The top of the bottom floor (including basement or enclosure) of the building is   0 ft.(m) 6 in.(cm) ☒ above or ☐ below (check one) the highest adjacent grade. (Use natural grade, if available).

E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is   __ ft.(m) __ in.(cm) above the highest adjacent grade. Complete items C3.h and C3.i on front of form.

E4. The top of the platform of machinery and/or equipment servicing the building is   0 ft.(m) 6 in.(cm) ☐ above or ☐ below (check one) the highest adjacent grade. (Use natural grade, if available).

E5. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?
☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, C (Items C3.h and C3.i only), and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in sections A, B, C, and E are coned to the best of my knowledge.

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVES NAME
BEA International

ADDRESS 4111 Le Jeune R o a d	CITY Miami	STATE FL	ZIP CODE 33146
SIGNATURE	DATE 10/19/04	TELEPHONE 305 4612053	

COMMENTS Bottom floor elevation for Terminal Building determined by City Approved Water Level Analysis.

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED

COMMENTS

☐ Check here if attachments

P | N | D

Incorporated

CONSULTING
ENGINEERS

May 21, 2004

Attn: Barry Sheff
Woodard & Curran
41 Hutchins Drive
Portland, ME 04102

RE: Pier 2 and Pier 2 Expansion, Recommended Finish Floor Elevation.

Dear Barry:

This letter summarizes our findings for our work effort to determine a recommended finish floor elevation for Pier 2 Terminal Building and Pier 2 Expansion Project. Our work included review of the existing FIRM report for the site and conducting an independent analysis by obtaining additional information in the area. As you know, the FIRM map did not include Pier 2. Additional requests to obtain the supporting analysis yielded no information to help validate the previous work by FEMA. We therefore relied on the existing tide gage information at the Maine State Pier and wind data from a buoy off the adjacent coast to conduct our analysis and provide our recommendation. (See final reports previously sent.) This recommendation was reviewed by STRATEX, a peer review consultant hired by the City of Portland, which concurred with our recommendation. In conclusion, our recommendation is that the <u>minimum finish floor elevation for the project should be 12.3 feet NGVD29</u>. This was in recognition of the project structures assessed to be in an A-Zone along with the Maine State Pier as shown on the FIRM map. The recommended finish floor elevation was determined as follows:

$$SWL + \tfrac{1}{2} H_m + H_t = \text{Finish Floor Elevation}$$

$$9.6 + (1/2)(3.6) + .9 = 12.3 \text{ feet NGVD29}$$

SWL = Still water level for 100 year tide at the Maine State Pier (FIRM)
H_m = Mean Wave Height as determined by PND using site specific information (PND)
H_t = .9 ft, an agreed upon correction accounting for tide effects (.63) and uncertainties (.27) in global climates for a 100 year future consideration. (PND & STRATEX)

If you have any additional questions, please contact me at any time.

Sincerely,
PND Incorporated | Seattle Office

David Pierce, P.E.S.E
Vice President

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION

For Insurance Company Use:

BUILDING OWNER'S NAME City of Portland

Policy Number

BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.
c/o Portland Ocean Terminal   ME

Company NAIC Number

CITY Portland   STATE ME   ZIP CODE 04101

PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
43-D-5-7 & 43-G-1-2 /454-520 Commercial St

BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.)
Non residential - International Marine Terminal for The Scotia Prince

LATITUDE/LONGITUDE (OPTIONAL)   HORIZONTAL DATUM:
(##° - ##' - ##.##" or ##.#####°) |__| NAD 1927 |__| NAD 1983   SOURCE: |__| GPS (Type): _____
                                                                        |__| USGS Quad Map |__| Other _____

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER	B2. COUNTY NAME	B3. STATE
City of Portland #230051	Cumberland	Maine

B4. MAP AND PANEL NUMBER	B5. SUFFIX	B6. FIRM INDEX DATE	B7. FIRM PANEL EFFECTIVE/REVISED DATE	B8. FLOOD ZONE(S)	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding)
0013	B	Dec DATE 8, 1998 July 17, 1986	July 17, 1986	A2	10

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.
|__| FIS Profile |X| FIRM |__| Community Determined |__| Other (Describe): _____

B11. Indicate the elevation datum used for the BFE in B9: |X| NGVD 1929 |__| NAVD 1988 |__| Other (Describe): _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? |__| Yes |X| No
Designation Date: _____

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: |X| Construction Drawings* |X| Building Under Construction* |__| Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Building Diagram Number 1 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations– Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, ARIA, ARIAE, AR/A1-A30, AR/AH, AR/AO
Complete Items C3.a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.
Datum 16.20' Conversion/Comments Survey Plan based upon NGVD datum
Elevation reference mark used 16.20 feet   Does the elevation reference mark used appear on the FIRM? |__| Yes |X| No

- [ ] a) Top of bottom floor (including basement or enclosure)   16 . 1 ft.(m)
- [ ] b) Top of next higher floor   N/A . __ ft.(m)
- [ ] c) Bottom of lowest horizontal structural member (V zones only) N/A . __ ft.(m)
- [ ] d) Attached garage (top of slab)   N/A . __ ft.(m)
- [ ] e) Lowest elevation of machinery and/or equipment
         servicing the building (Describe in a Comments area.)   16 . 1 ft.(m)
- [ ] f) Lowest adjacent (finished) grade (LAG)   15 . 1 ft.(m)
- [ ] g) Highest adjacent (finished) grade (HAG)   16 . 1 ft.(m)
- [ ] h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade N/A 0
- [ ] i) Total area of all permanent openings (flood vents) in C3.h 0 sq. in. (sq. cm)

License Number, Embossed Seal, Signature, and Date

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.
I understand that any false statement may be punishable by fine, or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME Owens A McCullough P.E.   LICENSE NUMBER #7122

TITLE Sr. Project Manager/Civil Engineer   COMPANY NAME Sebago Technics, Inc

ADDRESS P.O. Box 1339   CITY Westbrook   STATE Maine   ZIP CODE 04098-1339

SIGNATURE   DATE 3/__/05   TELEPHONE 207-856-0277

IMPORTANT: In these spaces, copy the corresponding information from Section A.

	For Insurance Company Use:
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.	Policy Number

BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.

City of Portland c/o Portland Ocean Terminal

CITY	STATE	ZIP CODE	Company NAIC Number
Portland	Maine	04101	

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS Datum reference was taken from plan entitled "Site Plan for Property at the International Marine Terminal, prepared by North Eastern Surveying, Inc. dated 12/11/01 and was based upon NGVD Datum.

|__| Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete Items E1. through E5. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

E1. Building Diagram Number _____ (Select the building diagram most similar to the building for which this certificate is being completed – see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

E2. The top of the bottom floor (including basement or enclosure) of the building is |__|__| ft. (m) |__|__| in. (cm) |__| above or |__| below (check **one**) the highest adjacent grade. (Use natural grade, if available.)

E3. For Building Diagrams 6-8 with openings **(see** page 7), the next higher floor or elevated floor (elevation b) of the building is |__|__| ft. (m) |__|__| in. (cm) above the highest adjacent grade. Complete Items C3.h and C3.i on front of form.

E4. The top of the platform of machinery and/or equipment servicing the building is |__|__| ft. (m) |__|__| in. (cm) |__| above or |__| below (check one) the highest adjacent grade. (Use natural grade, if available.)

E5. For Zone AO only: If no **flood** depth number is available, is the top of the **bottom** floor elevated in accordance with the community's floodplain management ordinance? |__| Yes |__| No |__| Unknown. The local official must certify this information in Section **G.**

SECTION F - PROPERTY OWNER (OR OWNERS REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, **B,** C (Items C3.h and C3.i only), and E for Zone **A** (without a FEMA-issued or community-issued BFE) **or** Zone AO must sign here. The **statements** in **Sections A, B, C, and E are** correct to the best of **my** knowledge.

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME Sebago Technics Inc

ADDRESS	CITY	STATE	ZIP CODE
P.O. Box 1339, Westbrook		Maine	04098-1339

SIGNATURE _____ DATE 3/16/05 TELEPHONE 207-839-6081

COMMENTS Partial Information in Sections A & B were completed by City of Portland Zoning Administrator.

|__| Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by **law** or ordinance to administer the community's floodplain management ordinance can complete Sections **A,** B, C (or **E),** and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

G1. |__| The information in Section C **was** taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who **is** authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. |__| A community official completed Section **E** for a building located in Zone **A** (without a FEMA-Issued or community-Issued BFE) or Zone **AO.**

G3. |__| **The** following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY **ISSUED**
	_____ _____	_____ _____

LOCAL OFFICIAL'S NAME	TITLE
COMMUNIW NAME	TELEPHONE
SIGNATURE	DATE

COMMENTS

|__| Check here if attachments

INSTRUCTIONS FOR COMPLETING THE ELEVATION CERTIFICATE

The Elevation Certificate is to be completed by a land surveyor, engineer, or architect who is authorized by law to certify elevation information when elevation information is required for Zones A1-A30, AE, AH, **A** (with BFE), VE, V1-V30, V (with BFE), AR, ARIA, *MAE*, AR/A1-A30, AR/AH, or AR/AO. Community officials who are authorized by law or ordinance to provide floodplain management information may also complete this form. For Zones AO and **A** (without BFE), a community official, a property owner, or an owner's representative may provide information on this certificate, unless the elevations are intended for use in supporting a LOMA or LOMR-F. Certified elevations must be included if the purpose of completing the Elevation Certificate is to obtain a LOMA or LOMR-F.

In Puerto Rico only, elevations for building information and flood hazard information may be entered in meters.

SECTION A - PROPERTY OWNER INFORMATION

This section identifies the building, its location, and its owner. Enter the name(s) of the building owner(s), the building's complete street address, and the lot and block number. If the building's address is different from the owner's address, enter the address of the building being certified. If the address is a **rural** route or a Post Office box number, enter the lot and block numbers, the tax parcel number, the legal description, or an abbreviated location description based on distance and direction from a fixed point of reference. For the purposes of this certificate, "building" means both a building and a manufactured (mobile) home.

A map may be attached to this certificate to show the location of the building on the property. **A** tax map, FIRM, or detailed community map is appropriate. If no map is available, provide a sketch of the property location, and the location of the building on the property. Include appropriate landmarks such as nearby roads, intersections, and bodies of water. For building use, indicate whether the building is residential, non-residential, an addition to an existing residential or non-residential building, an accessory building (e.g., garage), or other type of structure. Use the Comments **area** of Section F if needed.

If latitude and longitude data are available, enter them in degrees, minutes, and seconds, or in decimal degrees, taken at the center of the front of the building. Enter arc seconds to two decimal places. Indicate the horizontal datum and the source of the measurement data (for example, taken with GPS, scaled from a USGS Quad Map, etc.).

SECTION B - FLOOD INSURANCE RATE *MAP* (FIRM) INFORMATION

Complete the Elevation Certificate on the basis of the FIRM in effect at the time of the certification.

The information for Section B is obtained by reviewing the FIRM panel that includes the building's location. Information about the current FIRM and a pamphlet titled "Guide to Flood Maps" are available from the Federal Emergency Management Agency (FEMA) website at http://www.fema.gov or by calling 1-800-427-4661. If a Letter **of Map** Amendment (LOMA) or Letter of Map Revision (LOMR-F) has been issued by FEMA, please provide the letter date and case number in the Comments area of Section D or Section G, as appropriate.

Item **B1.** NFIP Community Name & Community Number. Enter the complete name of the community in which the building is located and the associated 6-digit community number. For a building that is in an area that has been annexed by one community but is shown on another community's FIRM, enter the community name and 6-digit number of the annexing community. For a newly incorporated community, use the name and 6-digit number of the new community. Under the NFIP, a "community" is any State or area or political subdivision thereof, or any Indian tribe or authorized native organization, that has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction. To determine the current community number, see the **NFIP** *Community Status Book,* available on FEMA's website at http://www.fema.gov or by calling 1-800-427-466 1.

Item **B2.** County Name. Enter the name of the county or counties in which the community is located. For an unincorporated area of a county, enter "unincorporated area." For an independent city, enter "independent city."

Item **B3.** State. Enter the 2-letter state abbreviation (for example, VA, TX, CA).

Item **B4.** Map and Panel Number. Enter the 10-digit number shown on the FIRM panel where the building or manufactured (mobile) home is located. The first six digits will not match the NFIP community number: 1) when the sixth digit is a "C," in which case the FIRM panel is in a countywide format; or 2) when one community has annexed land from another community but the FIRM panel **has** not been updated to reflect this annexation. If the sixth digit is a "C," it is followed by a four-digit map number. For maps not in countywide format, enter the "community panel number" shown on the FIRM.

Item **B5.** Suffix. Enter the suffix letter shown on the FIRM panel that includes the building's location.

Item **B6.** FIRM Index Date. Enter the effective date or **map** revised date shown on the FIRM Index.

Item **B7.** FIRM Panel Effective/Revised Date. Enter the map effective date or the *map* revised date shown on the FIRM panel. This will be the latest of all dates shown on the map. The current FIRM panel effective date can be determined by calling 1-800-427-4661.

Item **B8.** Flood Zone(s). Enter the flood zone, or flood zones, in which the building is Located. All flood zones containing the letter **"A"** or "V" are considered Special Flood Hazard Areas. The flood zones are A, AE, A1-A30, V, VE, V1-V30, AH, AO, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, and AR/AO. Each flood zone is defined in the legend of the FIRM panel on which it appears.

Item **B9.** Base Flood Elevation(s). Using the appropriate Flood Insurance Study (FIS) Profile, Flood Elevation Table, or FIRM panel, locate the property and enter the BFE (or base flood depth) of the building site. If the building is located in more than one flood zone in Item B8., list all appropriate BFEs in Item B9. BFEs are shown on a FIRM or FIS Profile for Zones A1-A30, AE, AH, V1-V30, VE, AR, *M A* , AR/AE, AR/A1-A30, AR/AH, and AR/AO; flood depth numbers are shown for Zone AO. Use the *AR* BFE if the building is located in any of Zones AIUA, AR/AE, AR/A1-A30, AR/AH, or AR/AO. In A or V zones where BFEs are not provided on the **FIRM,** the community may have established BFEs or obtained BFE data from other sources. For subdivisions and other developments of more than **50** lots or **5** acres, establishment of BFEs is required by the community's floodplain management ordinance. If the BFE is obtained from another source, enter the BFE in Item B9.

Item **B10.** Indicate the source of the BFE that you entered in Item B9.

Item **B11.** Indicate the elevation datum to which the elevations on the applicable FIRM are referenced.

Item **B12.** Indicate whether the building is located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA). Federal flood insurance is prohibited in designated CBRS areas for buildings or manufactured (mobile) homes built or substantially improved after the date of the CBRS designation. An information sheet explaining CBRS areas may be obtained on FEMA's website at http://www.fema.gov or by calling 1-800427-4661.

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

Complete Section C if the building is located in any of Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, *M A E,* AR/A1-A30, AR/AH, or AR/AO, or if this certificate is being used to support a LOMA or LOMR-F. If the building is located in Zone AO or Zone **A** (without BFE), complete Section E instead. To ensure that all required elevations are obtained, it may be necessary to enter the building (for instance, if the building has a basement or sunken living room, split-level construction, or machinery and equipment).

Surveyors may not be able to gain access to some crawl spaces to shoot the elevation of the crawl space floor. If access to the crawl space cannot be gained, use the following guidance:
- Use a yardstick or tape measure to measure the floor height to the "next higher floor," and then subtract the crawl space height from the elevation of the "next higher floor."
- Contact the local floodplain administrator of the community that the building is located in. The community may have documentation of the elevation of the crawl space floor as part of the permit issued for the building.
- If the property owner has documentation or knows the height of the crawl space floor to the next higher floor, try to verify this by looking inside the crawl space through any openings or vents.

In all **three** cases, provide the elevation in the Comments area and a brief description of how the elevation was obtained.

Item **C1.** Indicate whether the elevations to be entered in this section are based on construction drawings, a building under construction, or finished construction. For either of the first two choices, a post-construction Elevation Certificate will be

required when construction is complete. If the building is under construction, include **only** those elevations that can be surveyed in Items C3.a-g. Use the Comments area to provide elevations obtained from the construction plans or **drawings.** Select "finished construction" only when all machinery and/or equipment—furnaces, hot water heaters, heat pumps, air conditioners, and elevators and their associated equipment—have been installed and the grading around the building is completed.

Item **C2.** Select the diagram on pages *6* and 7 that best represents the building. Then enter the diagram number and use the diagram to identify and determine the appropriate elevations requested in Items C3.a-g. If you are unsure of the correct diagram, select the diagram that most closely resembles the building being certified, or provide a sketch or photograph of the building and enter all elevations in Items C3.a-g.

Item **C3.** Indicate whether the elevation reference mark (benchmark) used during the field survey is an elevation **mark** on the FIRM. If it is not, indicate the source and datum for the elevation. Vertical control benchmarks other than those shown on the FIRM are acceptable for elevation determinations. Show the conversion from the field survey datum used to the datum used for the BFE(s) entered in Item B9. All elevations for the certificate must be referenced to the datum on which the BFE is based. Show the datum conversion, if applicable, in this section or in the Comments area of Section D. For property experiencing ground subsidence, the most recently adjusted reference mark elevations must be used for determining building elevations. However, when subsidence is involved, the BFE should not be adjusted. Enter elevations in Items C3.a-g to the nearest tenth of a foot (nearest tenth of a meter, in Puerto Rico).

Items **C3.a-d.** Enter the building elevations (excluding the attached garage) indicated by the selected building diagram (Item C2.) in Items C3.a-c. If there is an attached garage, enter the elevation for top of attached garage slab in Item C3.d. (Because elevation for top of attached garage slab is self-explanatory, attached garages are not illustrated in the diagrams.) If the building is located in a V zone on the FIRM, complete Item C3.c. If the flood zone cannot be determined, enter elevations for all of Items C3.a-g. For buildings in **A** zones, elevations a, **b**, d, and e should be measured at the top of the floor. For buildings in **V** zones, elevation c must be measured at the bottom of the lowest horizontal structural member of the floor (see drawing below). For buildings elevated on a crawl space, Diagram **8,** enter the elevation of the top of the crawl space floor in Item C3.a, whether or not the crawl space **has** openings (flood vents). *If any item does not apply to the building, enter "N/A" for not applicable.*
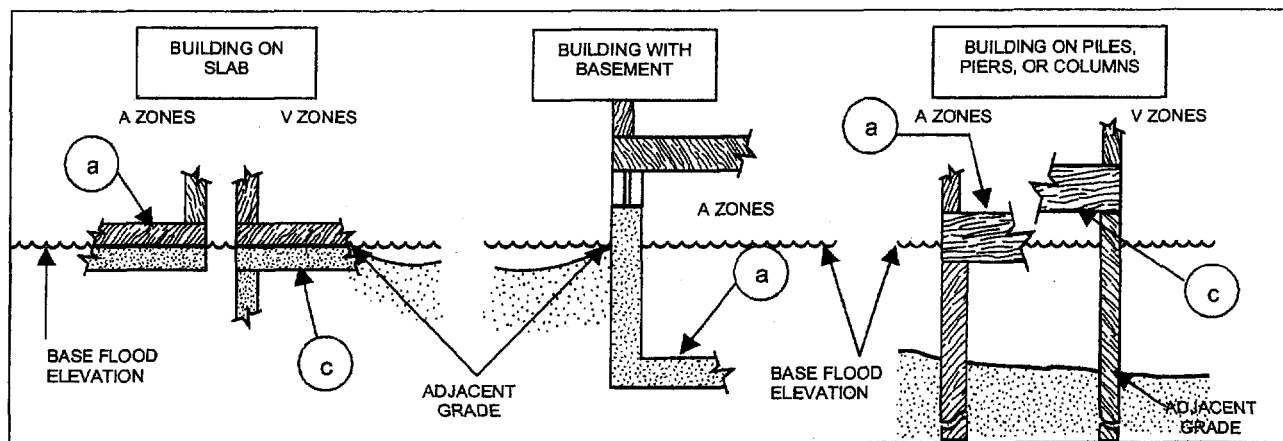
Item C3.e. Enter the lowest elevation of machinery and/or equipment—furnaces, hot water heaters, heat pumps, air conditioners, and elevators and their associated equipment—in an attached garage or enclosure or on an open utility platform that provides utility services for the building. If the machinery and/or equipment is mounted to a wall, pile, etc., enter the platform elevation of the machinery and/or equipment. Indicate machinery/equipment type in the Comments area of Section D or Section G, as appropriate. *If this item does not apply to the building, enter "N/A" for not applicable.*

Items C3.f-g. Adjacent grade is defined as the elevation of the ground, sidewalk, patio slab, or **deck** support immediately next to the building. If the certificate is to be used for a LOMA or LOMR-F, provide in the Comments area the lowest adjacent grade elevation measured at the deck support or stairs if that elevation is lower than the building's lowest adjacent grade. For

Zone **AO,** use the natural grade elevation, if available. This measurement must be to the nearest tenth of a foot (nearest tenth of a meter, in Puerto Rico) if this certificate is being used to support a request for a LOMA or LOMR-F.

Items C3.h-i. Enter the number of permanent openings (flood vents) in the walls supporting the building, including the attached garage, that are no higher than 1.0 foot above the adjacent grade. Determine the total area **of** all such openings in square inches (square cm, in Puerto Rico), and enter the total in Item C3.i. If the building **has** no permanent openings (flood vents) within 1.0 foot above adjacent grade, enter "0" (zero) for each of Items C3.h and C3.i. Enter in the Comments area whether the openings are on the foundation walls of the building and/or on the walls of the garage.

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

Complete **as** indicated. This section of the Elevation Certificate may be signed by **only** a land surveyor, engineer, or architect who is authorized by law to certify elevation information. Place embossed seal and signature in the box next to elevations in Section C. **A** flat stamp is acceptable only in states that do not authorize use of an embossed seal over the signature of a professional. You are certifying that the information in Sections **A,** B, and *C* on this certificate represents your best efforts to interpret the data available and that you understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001. Use the Comments **area** of Section D, **on** the back of the certificate, to provide datum, elevation, or other relevant information not specified on **the** front.

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO & ZONE A (WITHOUT BFE)

Complete Section E if the building is located in Zone AO or Zone **A** (without BFE). Otherwise, complete Section C instead.

Item E1. Select the diagram on pages *6* and *7* that best represents the building; then enter the diagram number. If you are unsure of the correct diagram, select the diagram that most closely resembles the building, or provide a sketch or photograph. Explain in the Comments area if the measurement provided under Item E.2, E.3, or E.4 is based on the "natural grade."

Item E2. Enter the height in feet and inches (meters and centimeters, in Puerto Rico) **of the** top of the bottom floor (as indicated in the applicable diagram) above or below the highest adjacent grade (HAG). For post-FIRM **buildings** in Zone **AO,** the community's floodplain management ordinance requires that this value equal or exceed the base flood depth on the FIRM. Buildings in Zone **A** (without BFE) may qualify for **a** lower insurance rate if **an** engineered BFE is developed at the site.

Item E3. For Building Diagrams 6-8 with proper openings (see page 7), enter the height in feet and inches (meters **and** centimeters, in Puerto Rico) of the next higher floor or elevated floor **(as** indicated in the applicable diagram) above the highest adjacent grade (HAG). Be **sure** that you have completed Items C3.h and C3.i on the front of the form to show the number of permanent openings (flood vents) within 1 foot above adjacent grade and the total area **of** the openings.

Item E4. Enter the height in feet and inches, in relation to the highest adjacent grade next to the building, of the platform that supports the machinery and/or equipment servicing the building. Indicate machinery/equipment type **in** the Comments area of Section E. *If this item does not apply to the building, enter "N/A" for not applicable.*

Item E5. For those communities where this base flood depth is not available, the community will need to determine whether the top of the bottom floor is elevated in accordance with the community's floodplain management ordinance.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

Complete as indicated. This section **is** provided for certification of measurements taken by a property owner or property owner's representative when responding to Sections **A,** B, C (Items C3.h and C3.i only), and E. The address entered in this section must be the actual mailing address of the property owner or property owner's representative who provided the information on the certificate.

SECTION G - COMMUNITY INFORMATION (OPTIONAL,)

Complete as indicated. The community official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections **A, B,** C (or **E),** and G of this Elevation Certificate. If the authorized community official completes Sections C, E, or G, complete the appropriate item(s) and sign **this** section.

Check **Item G1.** if Section C is completed with elevation data from other documentation, including elevations obtained from the Community Rating System Elevation Software, that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. Indicate the source **of** the elevation data and the date obtained in the Comments area of Section G. If you are both a community official and a licensed land surveyor, engineer, or architect authorized by law to certify elevation information, and you performed the actual survey for a building in Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), **AR,** AR/A, AR/A1-A30, AR/AE, AR/AH, or AR/AO, you must also complete Section D.

Check **Item G2.** if information is entered in Section E by the community for a building in Zone **A** (without a FEMA-issued or community-issued BFE) or Zone AO.

Check **Item G3.** if the information in Items G4-G9 has been completed for community floodplain management purposes to document the as-built lowest floor elevation of the building. Section C **of** the Elevation Certificate records the elevation of various building components but does not determine the lowest floor of the building or whether the building, **as** constructed, complies with the community's floodplain management ordinance. This must be done by the community. Items G4-G9 provide a way to document these determinations.

Item G4. Permit Number. Enter the permit number or other identifier to key the Elevation Certificate to the permit issued for the building.

Item G5. Date Permit Issued. Enter the date the permit was issued for the building.

Item G6. Date Certificate **of** Compliance Issued. Enter the date that **the** Certificate **of** Compliance or Occupancy or similar written official documentation of as-built lowest floor elevation was issued by the community as evidence that all work authorized by the floodplain development permit has been completed in accordance with the community's floodplain management laws or ordinances.

Item G7. New Construction or Substantial Improvement. Check the applicable box. "Substantial Improvement" means any reconstruction, rehabilitation, addition, or other improvement of a building, the cost of which equals or exceeds **50** percent of the market value of the building before the **start** of construction of the improvement. The term includes buildings that have incurred substantial damage, regardless of the actual repair work performed.

Item G8. As-built lowest floor elevation. Enter the elevation of the lowest floor (including basement) when the construction of the building is completed and a final inspection **has** been made to confirm that the building **is** built in accordance with the permit, the approved plans, and the community's floodplain management laws or ordinances. Indicate the elevation datum used.
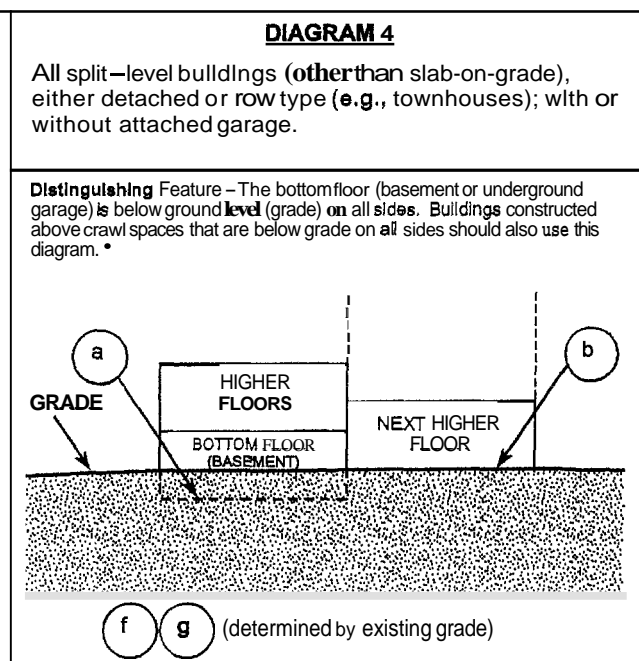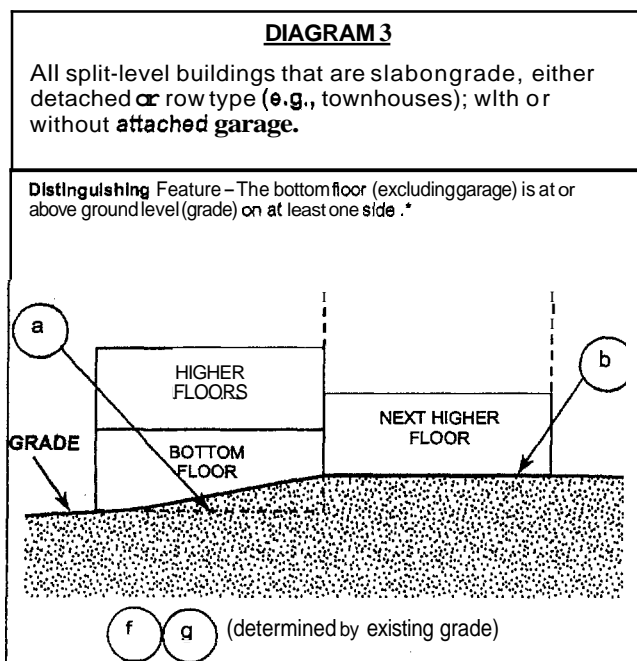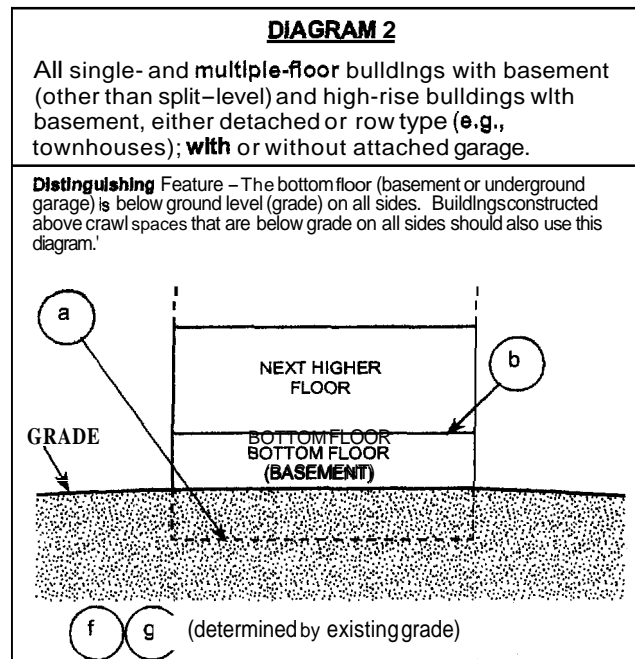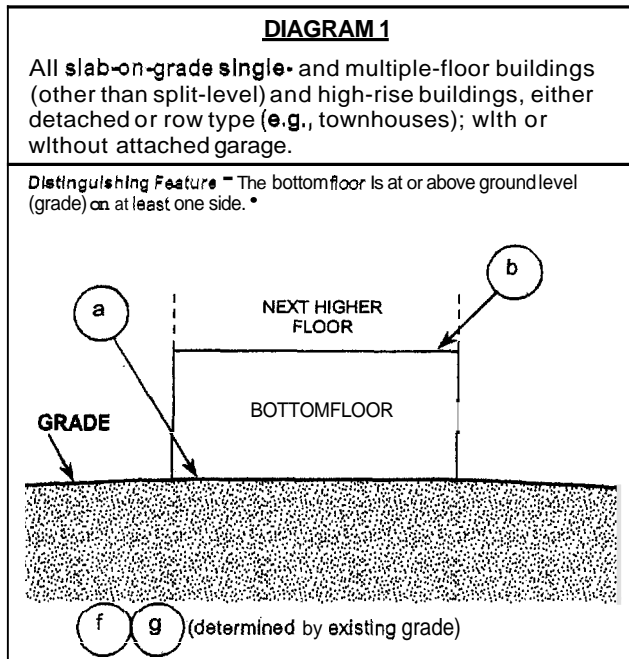
Item G9. BFE. Using the appropriate FIRM panel, **FIS,** or other data source, locate the **property** and enter the BFE (or base flood depth) of the building site. Indicate the elevation datum used.

Enter your name, title, and telephone number, and the name of the community. Sign and enter the date in the appropriate blanks.

BUILDING DIAGRAMS

The following eight diagrams illustrate various types of buildings. Compare the features of the building being certified with the features shown in the diagrams and select the diagram most applicable. Enter the diagram number in Item C2. and the elevations in Items C3.a-C3.g.

In **A** zones, the floor elevation is taken at the top finished surface of the floor indicated; in V zones, the floor elevation is taken at the bottom of the lowest horizontal structural member (see drawing in instructions for Section C).

DIAGRAM 1

All slab-on-grade single- and multiple-floor buildings (other than split-level) and high-rise buildings, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor is at or above ground level (grade) on at least one side. *

DIAGRAM 2

All single- and multiple-floor buildings with basement (other than split-level) and high-rise buildings with basement, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (basement or underground garage) is below ground level (grade) on all sides. Buildings constructed above crawl spaces that are below grade on all sides should also use this diagram.'

DIAGRAM 3

All split-level buildings that are slab on grade, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (excluding garage) is at or above ground level (grade) on at least one side. *

DIAGRAM 4

All split-level buildings (other than slab-on-grade), either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (basement or underground garage) is below ground level (grade) on all sides. Buildings constructed above crawl spaces that are below grade on all sides should also use this diagram. *

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* A floor that is below ground level (grade) on all sides is considered a basement even if the floor is used for living purposes, or as an office, garage, workshop, etc.

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

Permit No:	Issue Date:	CBL:
05-1055		444 A005001

Location of Construction:	Owner Name:	Owner Address:	Phone:
46 Commercial St	City Of Portland	389 Congress St	

Business Name:	Contractor Name:	Contractor Address:	Phone
	Reed & Reed INC.	Portland	

Lessee/Buyer's Name	Phone:	Permit Type:	Zone: WRDZ

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Commercial Parking Lot	Commercial Ocean Gateway Cruise Ship Terminal, incl pier expansion, bldg construction and site development		$15,249,276.00	1

FIRE DEPT: ☑ Approved ☐ Denied

INSPECTION:
Use Group: Type:

Signature: *Greg Cuss*   Signature:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Proposed Project Description:
Ocean Gateway Cruise Ship Terminal incl.pier expansion, bldg construction and site development

See Demo m 05-1076

Permit Taken By:	Date Applied For:
dmartin	08/05/2005

Zoning Approval

Special Zone or Reviews
- ☐ Shoreland *Exempt P. ordinate P.*
- ☐ Wetland
- ☒ Flood Zone *A2-el1c V2-el1 Panel 14*
- ☐ Subdivision
- ☒ Site Plan *2003-023*
  Maj ☒ Minor ☐ MM ☐
  OK with Cond
  Date: *8/18/05*

Zoning Appeal
- ☐ Variance
- ☐ Miscellaneous
- ☐ Conditional Use
- ☐ Interpretation
- ☐ Approved
- ☐ Denied
  Date:

Historic Preservation
- ☒ Not in District or Landmark
- ☐ Does Not Require Review
- ☐ Requires Review
- ☐ Approved
- ☐ Approved w/Conditions
- ☐ Denied *N/A*
  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