

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

Permit No: 04-0746	Issue Date: AUG 3 9 2004	CBL: 354 A003001
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Location of Construction: 1 Rice St	Owner Name: Alpine Realty Corp	Owner Address: 120 Exchange St	Phone: 775-3499
Business Name:	Contractor Name: Albair Construction	Contractor Address: 32 Elmwood Street Portland	Phone: 2078786887
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	Zone: IM

Past Use: commercial space	Proposed Use: tenant fit-up <i>CAPRICORN Products/CAB</i>	Permit Fee: \$30.00	Cost of Work: \$0.00	CEO District: 5
Proposed Project Description: amendment to parent permit 040167 tenant fit-up of 1920 sq ft		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B</i> Type: <i>2C</i> <i>8/2/04</i> <i>[Signature]</i>	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
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: jodinea	Date Applied For: 06/07/2004	Zoning Approval		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>ok 8/9/04</i>	Zoning Appeal <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied 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:
	<i>Separate permits required for any new signage</i>		

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING CONSTRUCTION

PERMIT

Please Read Application And Notes, If Any, Attached

This is to certify that Alpine Realty Corp /Albari Construction has permission to amend to parent permit (167 tenent fit-up of 20 sq ft) at 1 Rice St provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the City of Portland 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.

Permit Number: 040746
 AUG 30 2004
 CITY OF PORTLAND

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

Notification of inspection must be given and written permit must be obtained before this building or structure is occupied or closed-in. A notice is required.

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

OTHER REQUIRED APPROVALS
 Fire Dept. *[Signature]*
 Health Dept.
 Appeal Board
 Other

Department Name _____

PENALTY FOR REMOVING THIS CARD

[Signature]
 Director - Building & Inspection Services



Commercial 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: 1 Rice Street, Riverside Industrial Park		
Total Square Footage of Proposed Structure 1,920 sq. ft. second level interior fit-up.		Square Footage of Lot 4 Acres
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 354 A 003	Owner: Alpine Realty 120 Exchange Street Portland, ME	Telephone: (207) 775-3499 John Wise
Lessee/Buyer's Name (If Applicable) Capricorn Products 301 US Route One Scarborough, ME 04074	Applicant name, address & telephone: John Wise Alpine Realty 120 Exchange Street Portland, ME 775-3499	Cost Of Work: \$ <u>Amended</u> Fee: \$ <u>30</u>
Current Specific use: <u>Business</u>		
Proposed Specific use: <u>Business</u>		
Project description: Additional work proposed to parent permit #040167-fit-up of 1,920 square feet second level space as storage area. Area to include shower room for lunch time joggers.		
Contractor's name, address & telephone: Albair Construction Portland, ME		
Who should we contact when the permit is ready: <u>John Wise</u>		
Mailing address: Alpine Realty 120 Exchange Street Portland, ME		Phone: (207) 775-3499

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections 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 of applicant:	Date:
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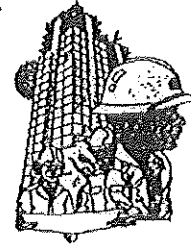
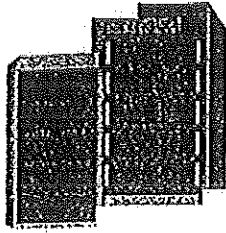
Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

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

8/31/03 work complete on

Amendment as per plan

(See letter from F&L regarding who
also inspected) P



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE**
389 Congress St., Rm 315
Portland, ME 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Archetype, P.A.

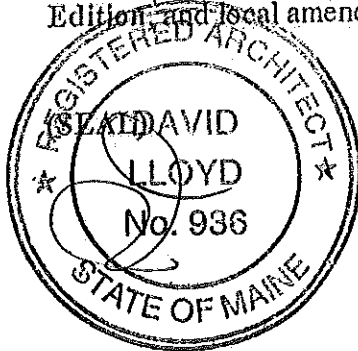
RE: Certificate of Design

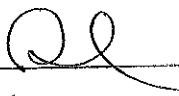
DATE: 6/4/04

These plans and/or specifications covering construction work on:

1 Rice Street, additional fit-up on parent permit #040167

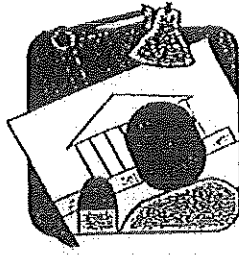
Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature 
Title Architect
Firm Archetype, P.A.
Address 48 Union Wharf, Portland, ME 04101

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



CITY OF PORTLAND MAINE

389 Congress St., Rm 315
Portland, ME 04101
Tel. - 207-874-8704
Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: Archetype, P.A.
48 Union Wharf
Portland, ME 04101

DATE: 6/4/04

Job Name: 1 Rice Street, Capricorn Fit-up

Address of Construction: 1 Rice Street, Riverside Industrial Park

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION
Construction project was designed according to the building code criteria listed below:

Building Code and Year 1999 Use Group Classification(s) B

Type of Construction 2C Bldg. Height 28' Bldg. Sq. Footage 56,072

Seismic Zone note below Group Class note below

Roof Snow Load Per Sq. Ft. note below Dead Load Per Sq. Ft. note below

Basic Wind Speed (mph) note below Effective Velocity Pressure Per Sq. Ft. note below

Floor Live Load Per Sq. Ft. note below

Structure has full sprinkler system? Yes x No Alarm System? Yes x No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the
Portland Fire Department.

Is structure being considered unlimited area building: Yes No n/a

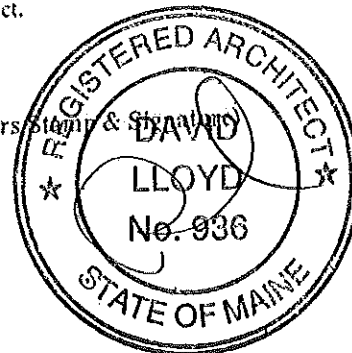
If mixed use, what subsection of 313 is being considered 313.1.2

List Occupant loading for each room or space, designed into this Project.

Note: No structural changes to building are proposed.

PSH 6/07/2K

(Designers, Stamp & Seal Only)





**CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE**

Designer: David Lloyd, Archetype

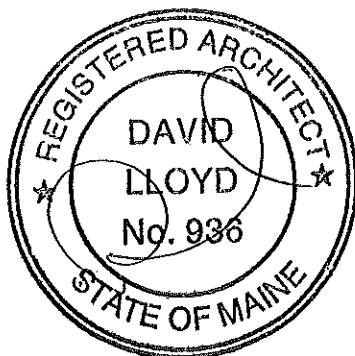
Address of Project 1 Rice Street

Nature of Project Additional business occupancy fit-up to
parent permit #040167

Date 6/4/04

The technical submissions covering the proposed construction work, with the exception of the metal exterior stair, 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. The metal exterior stair was designed by others.

(SEAL)



Signature 

Title Architect

Firm Archetype, P.A.

Address 48 Union Wharf

Portland, ME 04101

Telephone (207) 772-6022

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0746	Date Applied For: 06/07/2004	CBL: 354 A003001
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Location of Construction: 1 Rice St	Owner Name: Alpine Realty Corp	Owner Address: 120 Exchange St	Phone: () 775-3499
Business Name:	Contractor Name: Albair Construction	Contractor Address: 32 Elmwood Street Portland	Phone (207) 878-6887
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	

Proposed Use: tenant fit-up - Capricorn Products/lab	Proposed Project Description: amendment to parent permit 040167 tenant fit-up of 1920 sq ft
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 06/09/2004
Note: Capricorn products/lab	Ok to Issue: <input checked="" type="checkbox"/>		
Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 08/27/2004
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Exterior stairs have been repaired to comply with building code, must be field verified			
Dept: Fire	Status: Approved	Reviewer: Lt. MacDougal	Approval Date: 06/10/2004
Note:	Ok to Issue: <input checked="" type="checkbox"/>		

Comments:
6/21/2004-mjn: need exterior stair detail w/ loading and floor loading for the mezzanine

L & L STRUCTURAL
ENGINEERING SERVICES, INC.

Six Q Street
South Portland, ME 04106
Phone: (207) 767-4830
Fax: (207) 799-5432

August 18, 2004

Mr. John Wise
Alpine Realty
120 Exchange Street
Portland, Maine 04101

Subject: Existing Exterior Egress Stair Structure for the building located at Rice Street, Portland, Maine

Dear Mr. Wise,

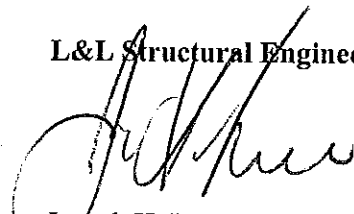
As per your request we have reviewed and analyzed the existing structural steel exterior egress stair which accesses the south side of the second floor mezzanine in the aforementioned building located at Rice Street in Portland, Maine. Our analysis and review of the existing stair structure was performed utilizing the 1999 BOCA National Building Code adopted by the City of Portland and considering the Manual of Steel Construction published by the American Institute of Steel Construction, Inc. (AISC).

The code stipulated minimum live loading for the existing egress stair is 100 PSF. The existing structural steel stair meets or exceeds the minimum structural requirements of the code.

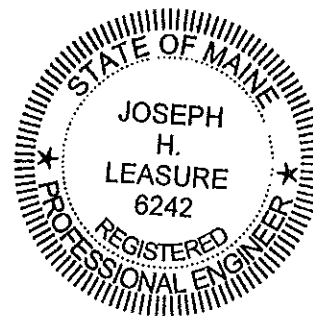
If you have any further questions or require any additional information and/or technical assistance, please do not hesitate to call.

Sincerely,

L&L Structural Engineering Services, Inc.



Joseph H. Leasure, P.E.
Principal



L & L STRUCTURAL
ENGINEERING SERVICES, INC.

Six Q Street
South Portland, ME 04106
Phone: (207) 767-4830
Fax: (207) 799-5432

July 15, 2004

Mr. John Wise
Alpine Realty
120 Exchange Street
Portland, Maine 04101

Subject: Mezzanine Capacity for the building located at Rice Street, Portland, Maine

Dear Mr. Wise,

As per your request we have reviewed and analyzed the existing second floor mezzanine in the aforementioned building located at Rice Street in Portland, Maine. Our analysis and review of the existing mezzanine structure was performed utilizing the 1999 BOCA National Building Code adopted by the City of Portland and considering the National Design Specification for Wood Construction (NDS - latest edition) published by the National Forest Products Association and the Manual of Steel Construction published by the American Institute of Steel Construction, Inc. (AISC).

The existing mezzanine is approximately 24'x60' and is accessed from an interior stair towards the rear of the building. The existing mezzanine is constructed with 10" deep structural steel wide flange joists spaced at approximately 5'-0" on center and approximately 24'-0" long. The joists are supported on an 8" thick concrete masonry wall at the interior end and the joists are supported on a structural steel channel between the main building columns at the exterior wall. The floor deck consists of 2x6 tongue and groove decking supported on a 2x plate on top of the 10" steel joists. We assumed a commercial grade Spruce-Pine-Fir timber species decking for our analysis.

We understand that the current desire is to utilize the mezzanine floor for light storage. However, we also understand that you wish to explore your options regarding the possibility of utilizing the mezzanine floor for other potential uses such as office space for example.

The code stipulated minimum live loading for the proposed uses are as follows:

- Light Storage 125 PSF (*)
- Offices 50 PSF (plus 20 psf partition loading)
- Office Lobbies 100 PSF
- Office Corridors (above the first floor) ... 80 PSF

*Note: The minimum live loading for light storage may be reduced for specific cases as long as the local building authorities agree and as long as it can be demonstrated by analytical procedures that the intended storage is less than 125 PSF. In addition, the calculated maximum allowable live load shall be posted.

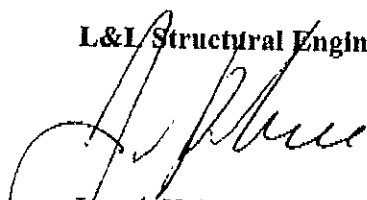
We analyzed the existing mezzanine structure and determined that the maximum allowable live load is 95 PSF as governed by the steel joists. The maximum live load capacity for the timber decking and the steel channel support beam are 130 PSF and 110 PSF respectively. The deflection that the existing steel joists will experience when subjected to the 95 PSF live load plus the appropriate dead loads is approximately 1 1/8" (1/240 of span) which is slightly excessive. However, the ceiling finishes on the ceiling beneath the floor are suspended ceiling tiles which will perform adequately with the anticipated floor deflection. In addition, the floor structure is not adversely affected by the anticipated deflection with the exception that the floor may be perceived to be "bouncy" when subjected to live loading.

In conclusion, the floor structure is capable of supporting a live loading of 95 PSF which is adequate for offices, office corridors, or light storage as long as the intended storage loading is calculated to be less than 95 PSF and the floor loading is posted.

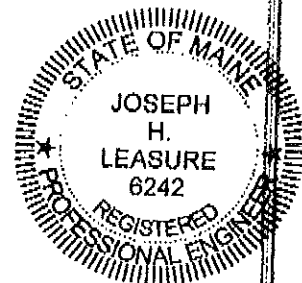
If you have any further questions or require any additional information and/or technical assistance, please do not hesitate to call.

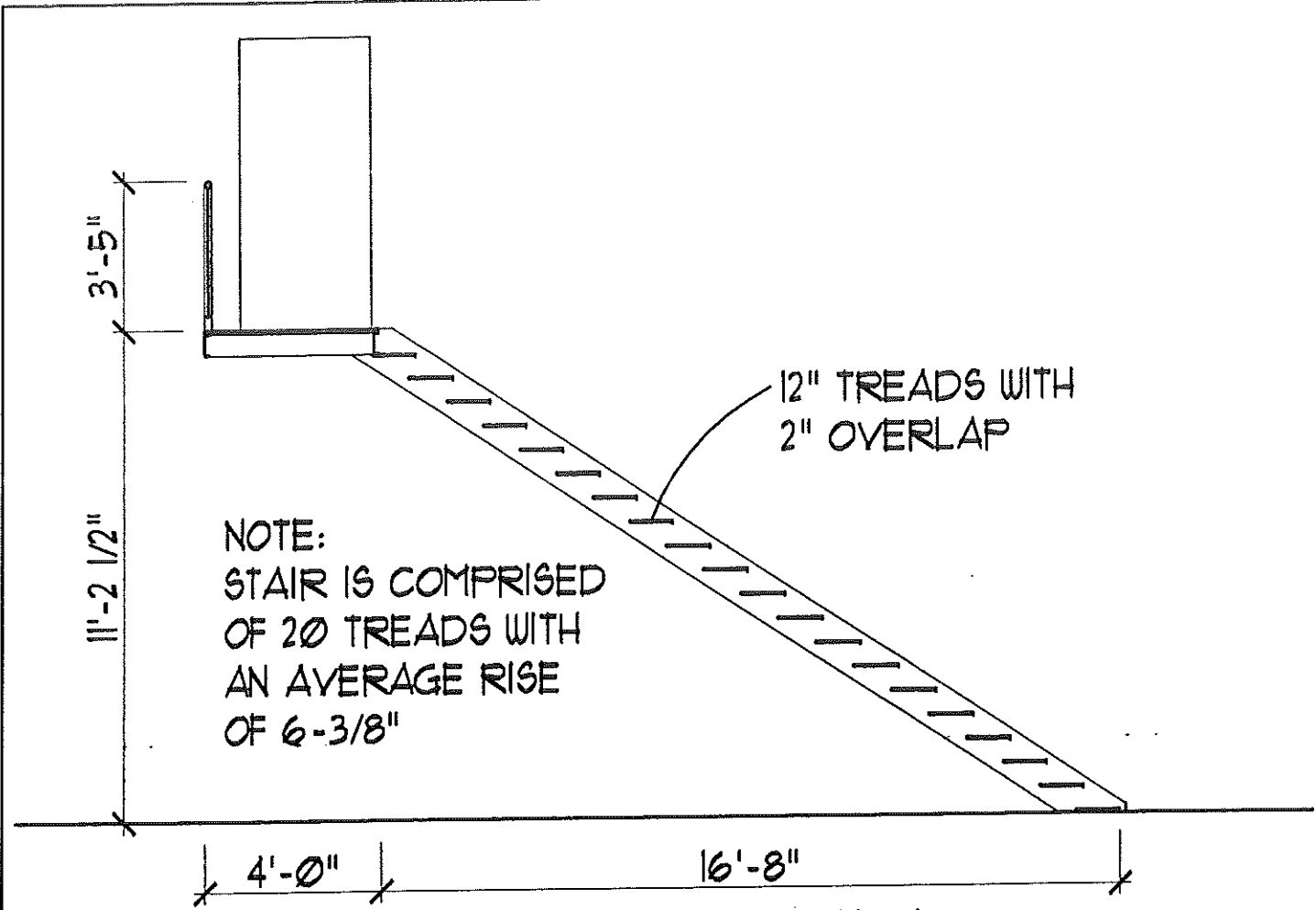
Sincerely,

L&L Structural Engineering Services, Inc.

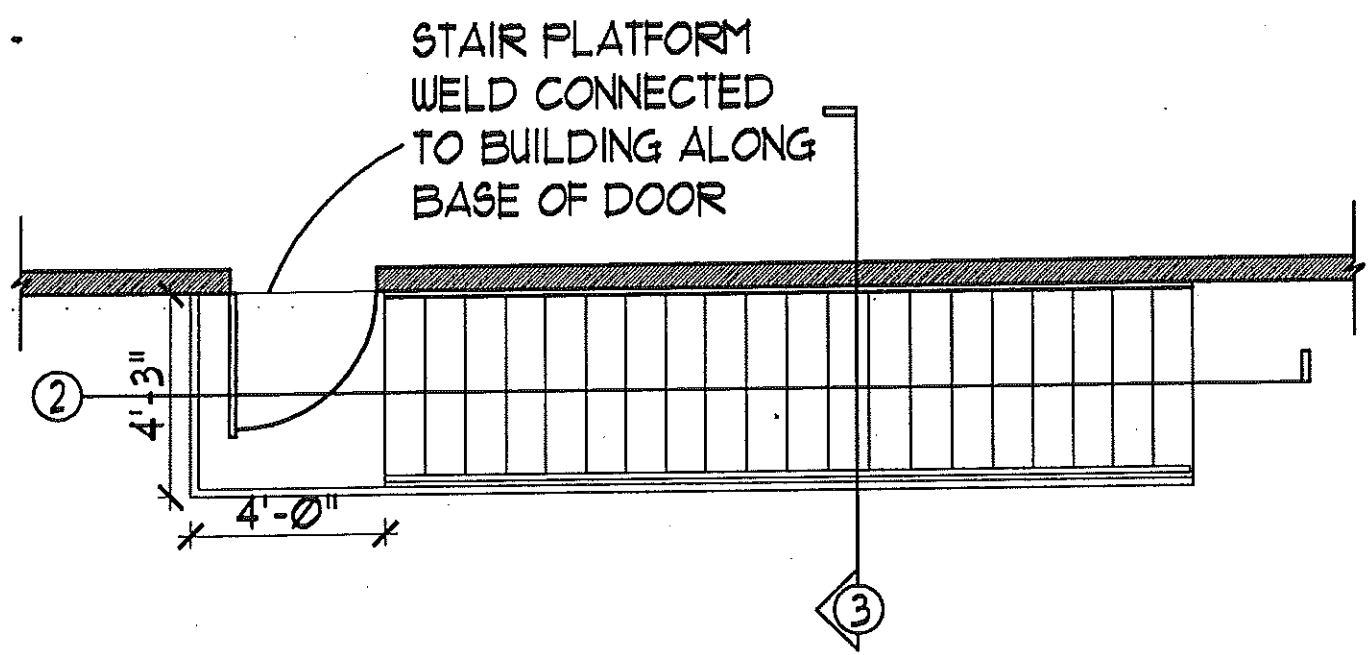


Joseph H. Leasure, P.E.
Principal





② STAIR SECTION
SCALE: 1/4" = 1'-0"



① STAIR PLAN
SCALE: 1/4" = 1'-0"

City of Portland, Maine - Building or Use Permit

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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 06/09/2004
Note: Capricorn products/lab			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Pending	Reviewer: Mike Nugent	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Fire	Status: Approved	Reviewer: Lt. MacDougal	Approval Date: 06/10/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Comments:

06/21/2004-mjn: need exterior stair detail w/ loading and floor loading for the mezzanine

May 27, 2004

Mike Nugent
Building Inspections
City Hall
389 Congress Street
Portland, Maine 04101

**Re: Capricorn Products Interior Fit-up
1 Rice Street
Portland, Maine**

Dear Mike,

I have been asked by John Wise of Alpine Realty to submit for your review revised drawings of the Capricorn Products Fit-up project. The revised plan includes a proposed additional upper level storage area of 1,920 square feet.

It would be unfinished space and include a shower for people who exercise at lunch time.

It would be fully sprinkled, enclosed with (1) hour walls, serviced by an external metal stair and a (1) hour stair enclosure.

Please call if you have any questions.

Sincerely,



John Shields
Architect

Cc: John Wise – Alpine Realty