

Units 1 thru 8

828-1076 Greg  
Craig

4/16/02 - Partial Plumbing + Framing  
of building "B" - OK to close. see

5/2/02 Called for Plumbing Close in units 9 through 16  
Bldg "B" South. Asked for Onup B-4 12:30 - I  
Arrived at 12:05 - Not ready, No tests on, they  
were just starting to prepare for tests. Only 4 gauges  
on hand so can do only 4 at a time. Supply lines  
only. Peter stated that T.M. had done waste lines  
last week. (P)

5/2/02 Went back at 1:30 PM - still not ready - (P)

5/2/02 Went back @ 2:45 PM - Supply lines on units  
9, 10, 11 & 12 ok - They will put tests on  
units 13, 14, 15, 16 today & leave on overnight  
for 7-8 AM Onup tomorrow. (P)

5-2-02 - Checked w/ T.M. - She had not ok'd waste lines  
in these Bldg - She had done units 1 thru 8. (P)

5-3-02 - Arrived on site @ 7:45 AM - They had not  
pumped up supply lines in 13-16, - were just  
starting. Informed plumber that they also had  
to put tests on waste lines on units 9 through 16  
as well as supply lines in units 13 -> 16.  
No Close In Given. (P)

5-3- 8:20 AM put in call to Greg Lanon, job super for  
Wright Ryan to advise him of situation - left msg on  
machine w/ my pager #. (P)

5/3/02

6/19/02

6/26/02

015-A 001

01-0659

**CWS** CURTIS WALTER STEWART  
A r c h i t e c t s

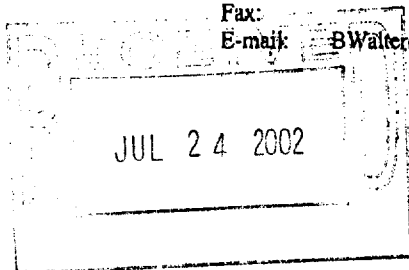
434 Cumberland Avenue  
Portland ME 04101-2325

Benedict B. Walter, Vice President

Phone: 207.774.4441

Fax: 207.774.4016

E-mail: BWalter@CWSarch.com



July 24, 2002

Tom Burrill  
Wright- Ryan Construction, Inc.  
10 Danforth Street  
Portland, ME 04101

Re: Island View Apartments  
Brock Deck Hand Rail Submittal Review & Special Inspection Report

Dear Tom,

I have reviewed Wright-Ryan's submittal for Brock Deck Guard Rail systems and marked them "Approved as Noted" pending approval of system connections to the building's structural support system. In this submittal literature, the manufacturer states that the system components have been designed and tested to meet the structural requirements of BOCA 1999.

Additionally, I have reviewed the details Wright-Ryan provided for the connections as installed and forwarded said details to Becker Structural Engineers, Inc. for structural review. Attached is a MEMO and marked-up detail sheet from Todd Neal of Becker Structural summarizing his review and recommendation that you add (2) new 10d Stainless Steel ring-shank nails to the top and bottom of each Post Connection. Once these new fasteners are installed, it is Todd Neal's opinion that the connection will meet the capacity requirements of BOCA 1999.

This correspondence and its attachments constitutes an "approval" of the connection detail as noted on your submittal for this product.

Please call if you have any further questions.

Regards,

CURTIS WALTER STEWART ARCHITECTS

Benedict B. Walter, Architect  
Vice President

cc: Roger Bilodeau, Silver Street Development Corp.

*1606.4*

Jul 23 02 02:35p

P.1

**Memorandum****Becker Structural Engineers, Inc.**

19 Commercial Street  
Portland, ME 04101  
207-879-1838

**To:** Ben Walter @ CWS  
**From:** Todd M. Neal, P.E.  
**Date:** July 23, 2002  
**Subject:** Wo 605 Island View Apartments

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Ben,

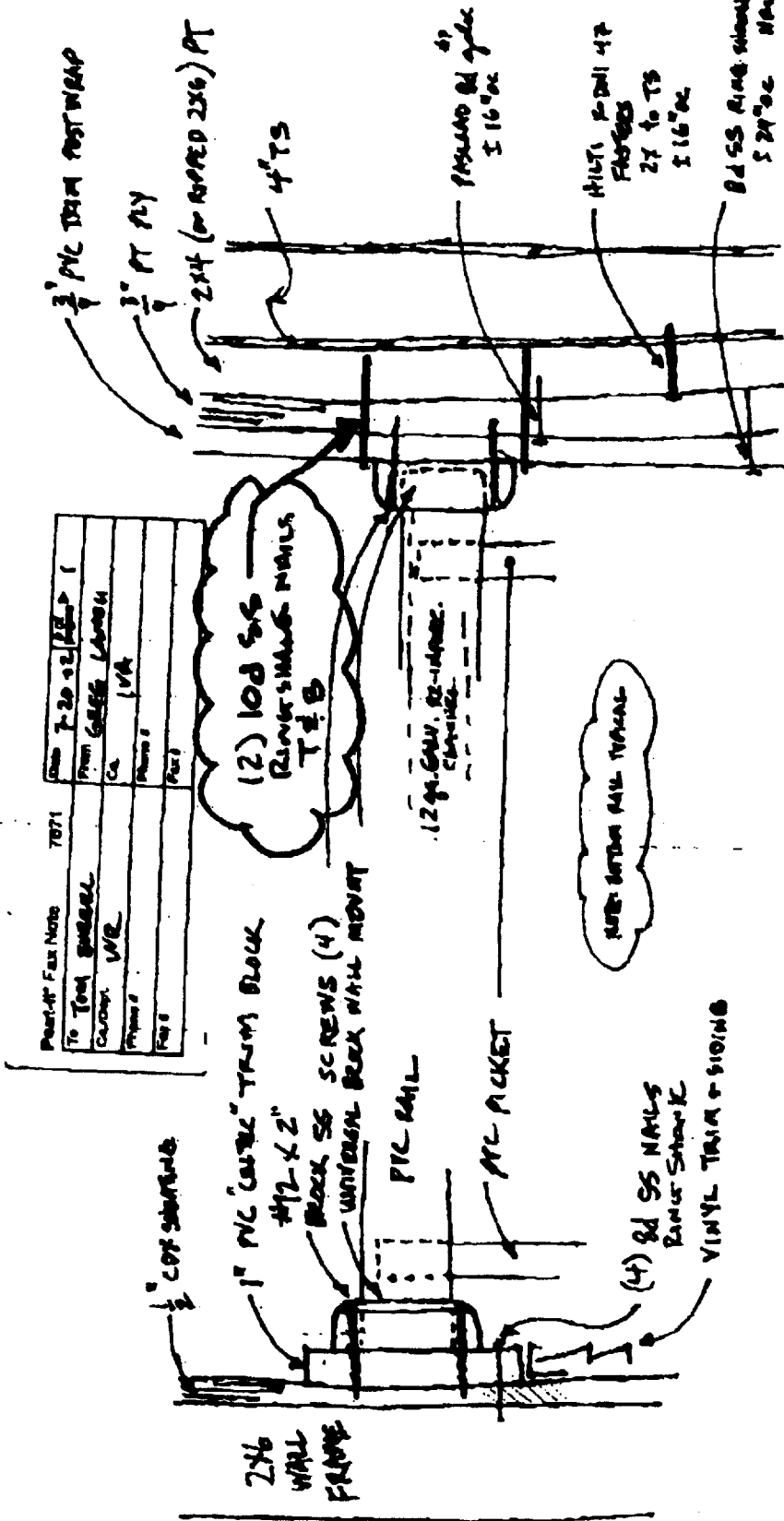
At your request we have reviewed the connection detail of the deck railing system to the building and columns as provided by Wright-Ryan Construction (see attached sketch). We cannot verify this information as the railings and finishes have already been installed.

Based on the information provided on the sketch, including material, connector type and spacing, we have calculated that the detail shown for the connection back to the building meets the design loads of BOCA 1999. The connection of the rail to the columns is undersized and we recommend that 4, 10d stainless steel ring-shank nails are installed around the vinyl wall mount (see attached sketch). These additional fasteners will bring the capacity of the connection up to the requirements of BOCA 1999

Signature: 

CC: File

RAILING CONNECTIONS @ ISLAND VIEW APTS.  
INSTALLED MAY 2002



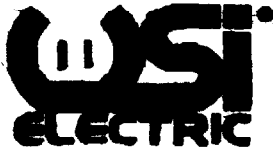
Project File Name	7071
To	To Tom Guback
Client	W.R.
Project	1/1A
Date	

(2) 10D SS RING-SHANK NAILS T & B

1/2\"/>

TYP. RAILING TO WALL CONX.

TYP. RAILING TO POST CONX.



Post-It® Fax Note	7671	Date	7-25-02	# of pages	1
To	TAMMY BURSON	From	GREG LANOU		
Co./Dept	INSPECTIONS	Co.	WRIGHT-RYAN		
Phone #		Phone #	828-1076		
Fax #	874-8716	Fax #	780-0719		

RE: ISLAND VIEW SMOKE.

**TO:** All USI ELECTRIC Sales Representatives  
**FROM:** Ron Lazarus, President  
**DATE:** November 13, 2001  
**RE:** USI ELECTRIC SMOKE ALARM SILENCER FEATURE

**Silencer Feature Advantage** - The Silencer feature is designed to temporarily silence the Smoke Alarm and reduce its sensitivity to smoke. This feature allows the homeowner time to clear the offending smoke or steam without removing the smoke alarm from the ceiling or shutting off the power. It is to be used only under non-threatening circumstances, such as in the event of burnt toast or steam from a shower.

**Silencer Feature Operation**

**Silencing a non-threatening (nuisance) alarm** - Press and hold the Test/Silence button on the Smoke Alarm that first went into alarm (usually the one nearest to the cause of the alarm) for more than three seconds. This will silence all the Smoke Alarms.

The Smoke Alarm just placed into the Silence mode by depressing the Test/Silence button will now sound a warning chirp (one chirp every forty seconds) for approximately ten minutes. This is a reminder to the homeowner that the Smoke Alarm is in the Silence mode.

The Smoke Alarm will reset itself automatically after approximately ten minutes (if the area has been cleared of the smoke or humidity) and return to its normal sensitivity.

**Important Note:** Pressing and holding the Test/Silence button while the Smoke Alarm is already in the Silence mode will extend the length of time it stays in the Silence mode (if the smoke does not exceed the lower sensitivity level) and extend the time the Smoke Alarm will chirp.

**Note:** If a Smoke Alarm is placed in the Silence mode and the smoke exceeds the lower sensitivity level, the Silence feature will be overridden and the unit will again go into alarm.

**Testing Newly Installed Smoke Alarms**

To test a single station Smoke Alarm, press the Test/Silence button for a few seconds until the alarm sounds, then release the Test button quickly. If the button is depressed for more than three seconds, it will go into the Silence mode. The Smoke Alarm will then chirp once every forty seconds for approximately ten minutes, then reset itself automatically.

To test multiple station Smoke Alarms, press and hold the Test/Silence button for more than three seconds or until each interconnected Smoke Alarm goes into alarm.

Once it is verified that each interconnected Smoke Alarm is functioning properly, release the Test/Silence button. This Smoke Alarm will now be in the Silence mode. The Smoke Alarm will chirp once every forty seconds for approximately ten minutes, then reset itself automatically.

Follow this same procedure for each interconnected Smoke Alarm. See 'Important Note' above.

cc:all

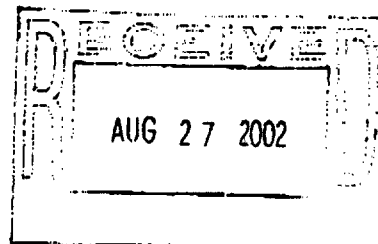
**USI ELECTRIC, INC.**

7-A STUYVESANT HILL COURT • GREENBELT, MARYLAND 21117 • USA  
 TELEPHONE: (800) 226-4221 • FAX: (410) 828-0210 • [info@usielectric.com](mailto:info@usielectric.com)

TOTAL P.02

**L & L STRUCTURAL**  
**ENGINEERING SERVICES, INC.**  
 Six D Street  
 South Portland, ME 04106  
 Phone: (207) 767-4830  
 Fax: (207) 799-5432

Post-It® Fax Note	7671	Date	8/22/02	Page	1
To	BEN WALKER	From	JOE LEASURE		
Co./Dept.		Co.			
Phone #	7	Phone #			
Fax #	779-9016	Fax #			



August 20, 2002

Mr. Tom Burrill  
 Wright - Ryan Construction, Inc.  
 10 Danforth St.  
 Portland, Maine 04101

**Subject: Building "B" Townhouses, Island View Apartments, Portland, Maine  
 Rear Exterior Deck Guardrails**

Dear Tom,

As per your request we visited the site to review the guardrail on the exterior decks on the rear of the type "B" townhouses at the aforementioned project. The purpose of our review was to determine if the guardrail is reinforced and/or constructed in accordance with our modified design (attached). Our modified design is capable of safely supporting the code-stipulated structural loading in accordance with the 1999 BOCA National Building Code adopted by the City of Portland.

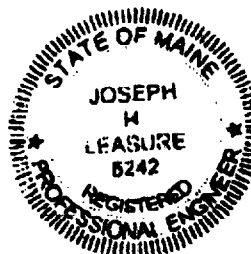
We randomly selected the guardrail on the rear deck of unit #123 for our review. The guardrail we reviewed is modified and constructed in accordance with our design. The guardrail is capable of supported the code stipulated structural loading and is more resistant to lateral movement (stiffer) as compared to the original construction that we previously reviewed. However, there is substantial lateral movement that occurs when lateral loading is applied. In our opinion, the lateral movement is due to inadequate pre-tensioning of the bolt beneath the vertical post, the irregular surface ("cupping") of the decking boards, the base plate of the vertical post "crushing" the decking boards, and/or the expected deflection of the vertical post assembly. To remedy this condition we instructed the contractor to torque (tension) the bolts beneath the vertical posts more tightly to allow the base plate to "seat" more rigidly in the decking materials and curtail some of the lateral movement.

If you have any questions, please do not hesitate to call.

Sincerely,

L&L Structural Engineering Services, Inc.

Joseph H. Leasure, P.E.  
 Principal  
 cc: Ben Walker, Curtis Walker Stewart, Architects



**CURTIS WALTER STEWART**  
A r c h i t e c t s434 Cumberland Avenue  
Portland ME 04101-2325

Benedict B. Walter, Vice President

Phone: 207.774.4441  
Fax: 207.774.4016  
E-mail: BWalter@CWSArch.com

August 25, 2002

Mike Nugent  
City of Portland, Maine  
389 Congress Street  
Portland, ME 04101Re: Island View Apartments - Special Inspection Report for Building B  
Brock Deck Guard Rail System Connections

Dear Mike,

I have requested that Wright-Ryan Construction, Inc. open up a representative sampling of both Building B rear deck guard rail connection locations. Although the manufacturer's literature represented BOCA 99 structural compliance, significant movement was encountered within the system that concerned *CWS Architects*, the general contractor and the owner. As a result, *Wright-Ryan* contracted with *L&L Structural Engineers* to modify the connection so that it is significantly stiffer and meets BOCA 99 based on calculations by *L&L Structural Engineers, Inc.* See attached letter from Joe Leasure of *L&L Structural Engineers, Inc.*

I have witnessed that the general contractor has modified the deck rail system connection in conformance with the approved details designed to meet the loading requirements of BOCA 1999 Section 1606.4.

Based on the above, I believe that these Building B guard rails have been designed and constructed to the structural loading conditions in Section 4.4 of ASCE listed in Chapter 35 of BOCA 1999 as required by Section 1606.4.

Regards,

CURTIS WALTER STEWART ARCHITECTS

Benedict B. Walter, Architect  
Vice President

cc: Roger Bilodeau, Silver Street Development Corp.



**CURTIS WALTER STEWART**  
A r c h i t e c t s

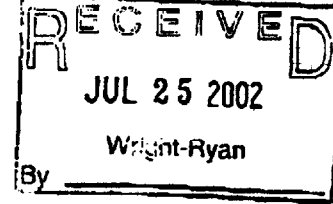
434 Cumberland Avenue  
Portland ME 04101-2325

Benedict B. Walter, Vice President

Phone: 207.774.4441  
Fax: 207.774.4016  
E-mail: BWalter@CWSarch.com

July 25, 2002

Mike Nugent  
City of Portland, Maine  
389 Congress Street  
Portland, ME 04101



Re: Island View Apartments - Special Inspection Report for Building A  
Brock Deck Guard Rail System Connections

Dear Mike,

I have requested that Wright-Ryan Construction, Inc. open up a representative sampling of both Building A guard rail connection locations identified in the attached letter addressed to Tom Burrill dated 7-23-2002. I was present during the opening of the construction in these locations and have confirmed that they were in fact constructed in conformance with the approved details designed to meet the loading requirements of BOCA 1999 Section 1606.4.

Based on the above, I believe that these Building A guard rails have been designed and constructed to the structural loading conditions in Section 4.4 of ASCE listed in Chapter 35 of BOCA 1999 as required by Section 1606.4.

We are in the process of conducting a similar but separate connection detail special inspection for the Building B guard rails. Please call if you have any further questions.

Regards,

CURTIS WALTER STEWART ARCHITECTS

Benedict B. Walter, Architect  
Vice President

cc: Roger Bilodeau, Silver Street Development Corp.





# WR WRIGHT-RYAN CONSTRUCTION, INC.

FAX

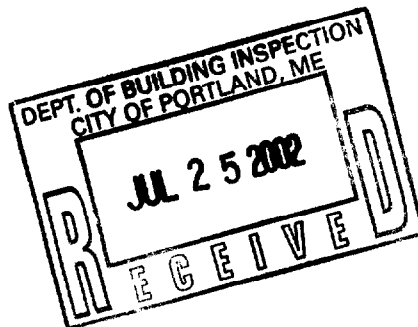
TO: *City of Portland*  
*Tammy Munson / Mike Nugent* FROM: Tom Burrill  
 FAX: DATE:  
 SUBJECT: *Island View*

This Fax Includes This Sheet Plus ① Sheet(s)

If you have problems receiving this transmittal, please call us immediately at (207) 773-3625

MESSAGE

*Tammy & Mike,*  
*As requested!*  
*Please call to review,*  
*Thanks,*  
*Tom*





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 129 North St

CBL 015 A001001

Issued to Island View Apartments /Wright Ryan Construction, Inc

Date of Issue 07/25/2002

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 01-0659, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Building "A" (left side of site)

APPROVED OCCUPANCY

54 Dwelling Units  
Use Group R-2 Type 5A BOCA 1999

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

7/24/02  
[Signature]  
(Date) Inspector

7/25/02  
[Signature]  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 129 North St CBL 015 A001001

Issued to Island View Apartments /Wright Ryan Construction, Inc Date of Issue 08/02/2002

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 01-0659, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Building "A" (left side of site)  
Building "B" (right side of site)

APPROVED OCCUPANCY

54 Dwelling Units  
2 Buildings - total 16 dwelling units  
Use Group R-2 Type 5A BOCA 1999

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

8/27/02  
10/2/02  
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 129 North St

CBL 015 A00100101

Issued to Island View Apartments/Wright - Ryan Construction

Date of Issue 06/27/2002

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 01-0091, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Building "A" (left side of site)

APPROVED OCCUPANCY

54 Dwelling Units  
Use R-2 Type 5A BOCA 1999

**Limiting Conditions:**

Temporary CO Expires July 30, 2002 Site work is incomplete. A special inspection of the guardrail system on decks must be completed. Interior halls must be clear. Dust covers must be removed from all heat/smoke sensors & detectors.

This certificate supersedes certificate issued

Approved:

6/27/02 [Signature] Inspector

[Signature] 6/28/02 Inspector of Buildings

06/29/02 [Handwritten notes]

Notion: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 129 North St

CBL 015 A001001

Issued to Island View Apartments /Wright Ryan Construction, Inc

Date of Issue 08/02/2002

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 01-0659, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Building "B" (right side of site)

APPROVED OCCUPANCY

2 Buildings - total 16 dwelling units  
Use Group R-2 Type 5A BOCA 1999

Limiting Conditions: TEMPORARY - Expires August 16, 2002 - Compliance with section 1606.4 of the BOCA Building Code must be obtained on the exterior guardrail systems on the rear decks.

This certificate supersedes certificate issued

Approved:

8/2/02

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.