



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

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

FROM: James A. Loft, AIA

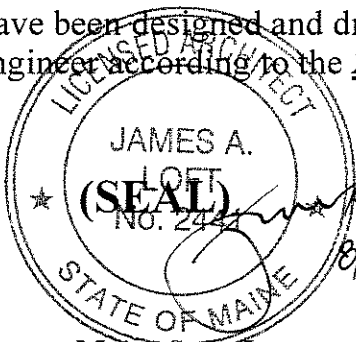
RE: Certificate of Design

DATE: 8/25/06

These plans and / or specifications covering construction work on:

New office building known as Custom House Square at 300 Fore Street,
Portland.

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: 

Title: Principal, Architecture

Firm: Pro Con, Inc.

Address: 1359 Hooksett Rd
Hooksett, NH 03106

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.



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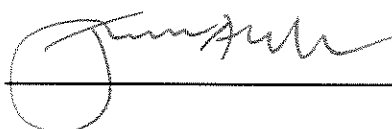
ACCESSIBILITY CERTIFICATE

Designer: James A. Loft

Address of Project: 300 Fore Street

Nature of Project: New five (5) story office building
known as Custom House Square.

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.

Signature: 

Title: Principal, Architecture

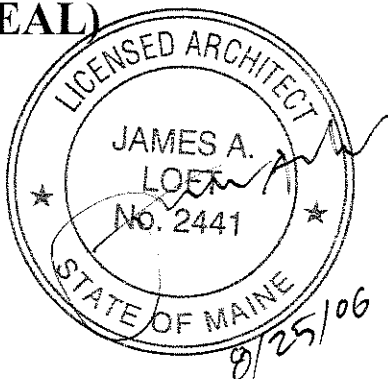
Firm: Pro Con, Inc.

Address: 1359 Hooksett Rd

Hooksett, NH 03106

Phone: 603-623-8811

(SEAL)





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TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
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FROM: Matthew J. Labrecque, P.E.

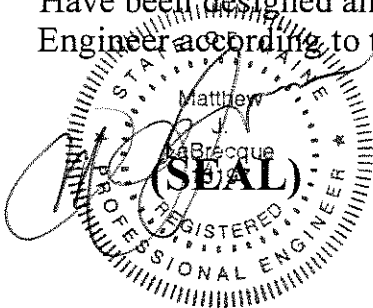
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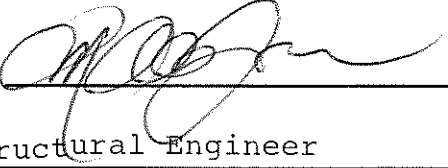
DATE: 8/25/06

These plans and / or specifications covering construction work on:

New office building known as Custom House Square at 300 Fore Street,
Portland.

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: 

Title: Structural Engineer

Firm: Pro Con, Inc.

Address: 1359 Hooksett Rd
Hooksett, NH 03106

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.

- 1704.7 Soils
- 1704.8 Pile Foundations
- 1704.9 Pier Foundations
- 1704.10 Wall Panels and veneers
- 1704.11 Sprayed Fire-Resistant Materials

Statement of special inspections shall be prepared by the registered design professional in responsible charge in accordance with Section 106.1. This statement include a detailed account of the inspections to be performed for each of the table sections referenced above.

All work shall comply with the IBC 2003 Building Code

Floor loads:

Live loads:

All floors = 100 psf

Roof loads:

Dead Load = 20 psf

Top chord live load = "see Roof snow load"

Roof snow load:

Ground snow load, $P_g = 50$ psf

Flat roof snow load, $P_f = 35$ psf

Snow exposure factor, $C_e = 1.0$

Snow load importance factor, $I_s = 1.0$

Thermal factor, $C_t = 1.0$

Wind load:

Basic wind speed = 100 mph

Wind importance factor, $I_w = 1.0$

Wind exposure: C

Internal pressure coefficients: +.18, -.18

Components and cladding wind pressures (psf)*:

	10 ft ²	20 ft ²	50 ft ²	100 ft ²
<i>roof:</i> Zone 1	12, -29	11, -28	10, -27	9, -27
Zone 2	12, -49	11, -44	10, -37	9, -32
Zone 3	12, -74	11, -61	10, -44	9, -32
<i>walls:</i> Zone 4	29, -32	28, -30	26, -29	25, -27
Zone 5	29, -39	28, -36	26, -33	25, -30
<i>ovhng:</i> Zone 2	-42	-41	-40	-40
Zone 3	-69	-54	-35	-20

* All zones are per figure 1609.6.2.2 of code.

Earthquake design data:

Seismic Importance Factor, $I_e = 1.0$

Seismic use group: I

Mapped spectral response accelerations:

$S_s = .375$

$S_1 = .10$

Site class: E

Spectral response coefficients:

$S_{DS} = .525$

$S_{D1} = .233$

Seismic design category: D

Basic seismic-force-resisting system: Ordinary Steel Moment Frames

Design base shear = 196 k

Seismic response coefficient, $C_s = .15$

Response modification factor, $R = 3.5$

Analysis procedure: Equivalent lateral force procedure

ISSUE:
 05/26/2006 - ISSUED FOR PRICING
 07/11/2006 - ISSUED FOR PERMIT

CUSTOM HOUSE SQUARE

300 FORE STREET
 PORTLAND, MAINE

STRUCTURAL GENERAL NOTES

PROJECT ARCHITECT:

MW

DRAWN BY:

AC

PROJECT #:

300506

S0.1

Statement of Special Inspections

Project: CUSTOM HOUSE SQUARE
Location: 300 FORE STREET, PORTLAND, ME
Owner: OLYMPIA EQUITY INVESTORS IVB
Design Professional in Responsible Charge:

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This *Statement of Special Inspections* encompass the following disciplines:

- Structural Mechanical/Electrical/Plumbing
 Architectural Other: _____

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Registered Design Professional in Responsible Charge.


A *Final Report of Special Inspections* documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

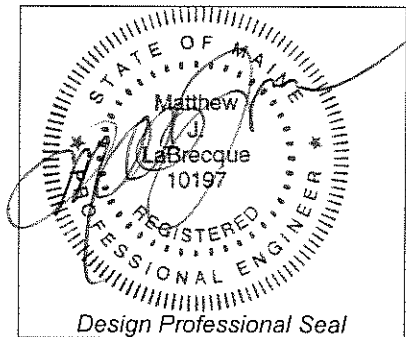
Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: _____ or per attached schedule.

Prepared by:

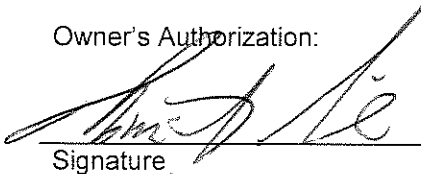
MATTHEW J. LABRECQUE, P.E.
(type or print name)

 8/29/06
Signature Date



Owner's Authorization:

Building Official's Acceptance:

 9/6/06
Signature Date

Signature Date

OEIVB, LLC
TS senior PM

Schedule of Inspection and Testing Agencies

This Statement of Special Inspections / Quality Assurance Plan includes the following building systems:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Soils and Foundations | <input type="checkbox"/> Spray Fire Resistant Material |
| <input checked="" type="checkbox"/> Cast-in-Place Concrete | <input type="checkbox"/> Wood Construction |
| <input type="checkbox"/> Precast Concrete | <input type="checkbox"/> Exterior Insulation and Finish System |
| <input checked="" type="checkbox"/> Masonry | <input type="checkbox"/> Mechanical & Electrical Systems |
| <input checked="" type="checkbox"/> Structural Steel | <input checked="" type="checkbox"/> Architectural Systems |
| <input checked="" type="checkbox"/> Cold-Formed Steel Framing | <input type="checkbox"/> Special Cases |

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator MATHEW J. LABRECQUE	PRO CON INC.	1359 HOOKSETT RD HOOKSETT, NH 03106 603-623-8811
2. Inspector TIM BOYCE	S.W. COLE	286 PORTLAND RD. GRAY, ME 04039 207-657-2866
3. Inspector OTHERS TO BE DETERMINED		
4. Testing Agency		
5. Testing Agency		
6. Other		

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category **D**

Quality Assurance Plan Required (Y/N) **NO**

Description of seismic force resisting system and designated seismic systems:

**ORDINARY STEEL MOMENT FRAMES
REFER TO DESIGN CRITERIA ON SHEET SO.1**

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) **100 MPH**

Wind Exposure Category **C**

Quality Assurance Plan Required (Y/N) **YES**

Description of wind force resisting system and designated wind resisting components:

**ORDINARY STEEL MOMENT FRAMES
REFER TO DESIGN CRITERIA ON SHEET SO.1**

Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility.

Qualifications of Inspectors and Testing Technicians

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided if requested.

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge deems it appropriate that the individual performing a stipulated test or inspection have a specific certification or license as indicated below, such designation shall appear below the *Agency Number* on the Schedule.

PE/SE	Structural Engineer – a licensed SE or PE specializing in the design of building structures
PE/GE	Geotechnical Engineer – a licensed PE specializing in soil mechanics and foundations
EIT	Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

American Concrete Institute (ACI) Certification

ACI-CFTT	Concrete Field Testing Technician – Grade 1
ACI-CCI	Concrete Construction Inspector
ACI-LTT	Laboratory Testing Technician – Grade 1&2
ACI-STT	Strength Testing Technician

American Welding Society (AWS) Certification

AWS-CWI	Certified Welding Inspector
AWS/AISC-SSI	Certified Structural Steel Inspector

American Society of Non-Destructive Testing (ASNT) Certification

ASNT	Non-Destructive Testing Technician – Level II or III.
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International Code Council (ICC) Certification

ICC-SMSI	Structural Masonry Special Inspector
ICC-SWSI	Structural Steel and Welding Special Inspector
ICC-SFSI	Spray-Applied Fireproofing Special Inspector
ICC-PCSI	Prestressed Concrete Special Inspector
ICC-RCSI	Reinforced Concrete Special Inspector

National Institute for Certification in Engineering Technologies (NICET)

NICET-CT	Concrete Technician – Levels I, II, III & IV
NICET-ST	Soils Technician - Levels I, II, III & IV
NICET-GET	Geotechnical Engineering Technician - Levels I, II, III & IV

Exterior Design Institute (EDI) Certification

EDI-EIFS	EIFS Third Party Inspector
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Other

Item	Agency # (Qualif.)	Scope
1. Shallow Foundations	PE/GE	<p><i>Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report.</i></p> <p><i>Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill</i></p>
2. Controlled Structural Fill	PE/GE	<p><i>Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.</i></p> <p><i>Inspect placement, lift thickness and compaction of controlled fill.</i></p> <p><i>Test density of each lift of fill by nuclear methods (ASTM D2922)</i></p> <p><i>Verify extent and slope of fill placement.</i></p>
3. Deep Foundations	PE/GE	<p><i>Inspect and log pile driving operations. Record pile driving resistance and verify compliance with driving criteria.</i></p> <p><i>Inspect piles for damage from driving and plumbness.</i></p> <p><i>Verify pile size, length and accessories.</i></p> <p><i>Inspect installation of drilled pier foundations. Verify pier diameter, bell diameter, lengths, embedment into bedrock and suitability of end bearing strata.</i></p>
4. Load Testing		N/A
4. Other:		

Item	Agency # (Qualif.)	Scope
1. Mix Design	ACI-CCI ICC-RCSI	Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.
2. Material Certification	TBD	
3. Reinforcement Installation	ACI-CCI ICC-RCSI	Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters
4. Post-Tensioning Operations	ICC-PCSI	Inspect placement, stressing, grouting and protection of post-tensioning tendons. Verify that tendons are correctly positioned, supported, tied and wrapped. Record tendon elongations.
5. Welding of Reinforcing	AWS-CWI	Visually inspect all reinforcing steel welds. Verify weldability of reinforcing steel. Inspect preheating of steel when required.
6. Anchor Rods	TBD	Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.
7. Concrete Placement	ACI-CCI ICC-RCSI	Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.
8. Sampling and Testing of Concrete	ACI-CFTT ACI-STT	Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).
9. Curing and Protection	ACI-CCI ICC-RCSI	Inspect curing, cold weather protection and hot weather protection procedures.
10. Other:		

Masonry

Required Inspection Level: 1 2

Item	Agency # (Qualif.)	Scope
1. Material Certification	TBD	
2. Mixing of Mortar and Grout	ICC-SMSI	<i>Inspect proportioning, mixing and retempering of mortar and grout.</i>
3. Installation of Masonry	ICC-SMSI	<i>Inspect size, layout, bonding and placement of masonry units.</i>
4. Mortar Joints	ICC-SMSI	<i>Inspect construction of mortar joints including tooling and filling of head joints.</i>
5. Reinforcement Installation	ICC-SMSI AWS-CWI	<i>Inspect placement, positioning and lapping of reinforcing steel. Inspect welding of reinforcing steel.</i>
6. Prestressed Masonry	ICC-SMSI	<i>Inspect placement, anchorage and stressing of prestressing bars.</i>
7. Grouting Operations	ICC-SMSI	<i>Inspect placement and consolidation of grout. Inspect masonry clean-outs for high-lift grouting.</i>
7. Weather Protection	ICC-SMSI	<i>Inspect cold weather protection and hot weather protection procedures. Verify that wall cavities are protected against precipitation.</i>
9. Evaluation of Masonry Strength	ICC-SMSI	<i>Test compressive strength of mortar and grout cube samples (ASTM C780). Test compressive strength of masonry prisms (ASTM C1314).</i>
10. Anchors and Ties	ICC-SMSI	<i>Inspect size, location, spacing and embedment of dowels, anchors and ties.</i>
11. Other:		

Item	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures <input type="checkbox"/> Fabricator Exempt	AWS/AISC- SSI ICC-SWSI	<i>Review shop fabrication and quality control procedures.</i>
2. Material Certification	AWS/AISC- SSI ICC-SWSI	<i>Review certified mill test reports and identification markings on wide-flange shapes, high-strength bolts, nuts and welding electrodes</i>
3. Open Web Steel Joists		<i>Inspect installation, field welding and bridging of joists.</i>
4. Bolting	AWS/AISC- SSI ICC-SWSI	<i>Inspect installation and tightening of high-strength bolts. Verify that splines have separated from tension control bolts. Verify proper tightening sequence. Continuous inspection of bolts in slip-critical connections.</i>
5. Welding	AWS-CWI ASNT	<i>Visually inspect all welds. Inspect pre-heat, post-heat and surface preparation between passes. Verify size and length of fillet welds. Ultrasonic testing of all full-penetration welds.</i>
6. Shear Connectors	AWS/AISC- SSI ICC-SWSI	<i>Inspect size, number, positioning and welding of shear connectors. Inspect suds for full 360 degree flash. Ring test all shear connectors with a 3 lb hammer. Bend test all questionable studs to 15 degrees.</i>
7. Structural Details	PE/SE	<i>Inspect steel frame for compliance with structural drawings, including bracing, member configuration and connection details.</i>
8. Metal Deck	AWS-CWI	<i>Inspect welding and side-lap fastening of metal roof and floor deck.</i>
9. Other:		

Cold-Formed Steel Framing

Item	Agency # (Qualif.)	Scope
1. Member Sizes	PCI	
2. Material Thickness	PCI	
3. Material Properties	PCI	
4. Mechanical Connections	PCI	
5. Welding	PCI	
6. Framing Details	PCI	
7. Trusses	PCI	
8. Permanent Truss Bracing	PCI	
9. Other:		

Item	Agency # (Qualif.)	Scope
1. Wall Panels & Veneers EXTERIOR SCREEN WALL SYSTEM	PCI	REVIEW INTEGRITY OF WATERPROOFING BARRIER, INSTALLATION OF FINISH SYSTEM TO ASSURE WATER DRAINAGE, FLASHINGS, PANEL INSTALLATION AND FASTENERS. VISUAL INSPECTION.
2. Suspended Ceilings		
3. Access Floors		
4. Other:		