

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 031530

This is to certify that Media Properties Of Maine Inc Cianbro
has permission to Remove, ~~Remove~~ ^{REPAIR} and upgrade existing escap
AT 390 Congress St 032 C001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and work on permit must be completed before this building or part thereof is closed-in. **HEAVY 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. U.M.S.
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 03-1530	Issue Date: JAN 16 2004	CBL: 032 C001001
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Location of Construction: 390 Congress St	Owner Name: Media Properties Of Maine Llc	Owner Address: One City Center	Phone:
Business Name:	Contractor Name: Cianbro Corp.	Contractor Address: 328 W. Commercial Street Portland, ME	Phone: 2077735852
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B3

Past Use: Commercial Building / Portland Press Herald	Proposed Use: Remove, Replace ^{REPAIR} upgrade existing fire escape. State	Permit Fee: \$525.00	Cost of Work: \$55,751.00	CEO District: 1
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 3B 1/15/04
Signature: <i>MMW</i>	Signature: <i>[Handwritten Signature]</i>

Proposed Project Description:
Remove, Replace and upgrade existing fire escape. Temporary stairway during repair.

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 12/22/2003	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>12/23/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" 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 TO D.A. Date: <i>12/23/03</i>
	D. Andrews 1/5/03		

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1530	Date Applied For: 12/22/2003	CBL: 032 C001001
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Location of Construction: 390 Congress St	Owner Name: Media Properties Of Maine Llc	Owner Address: One City Center	Phone:
Business Name:	Contractor Name: Cianbro Corp.	Contractor Address: 328 W. Commercial Street Portland	Phone: (207) 773-5852
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Remove, repair and remount existing fire escape.	Proposed Project Description: Remove, Replace and upgrade existing fire escape.
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Dept: Historical	Status: Not Applicable	Reviewer: Deborah Andrews	Approval Date: 01/05/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 12/23/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 01/15/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This is a repair only, not a replacement. It is required that the design professional perform a final inspection and provide the results to this office.			
Dept: Fire	Status: Approved	Reviewer: Lt. MacDougal	Approval Date: 01/05/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Comments: 1/12/2004-mjn: faxed certification forms fo Brent from Cainbro RECEIVED 1/15/04
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City of Portland, Maine - Building or Use Permit

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

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Dept: Historical **Status:** Not Applicable **Reviewer:** Deborah Andrews **Approval Date:** 01/05/2004
Note: **Ok to Issue:**

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 12/23/2003
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 01/15/2004
Note: **Ok to Issue:**

1) This is a repair only, not a replacement. It is required that the design professional perform a final inspection and provide the results to this office.

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 01/05/2004
Note: **Ok to Issue:**

Comments:

1/12/2004-mjn: faxed certification forms fo Brent from Cainbro
RECEIVED 1/15/04



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: <u>390 CONGRESS STREET, PORTLAND, ME 04104</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>C</u> Lot# <u>001</u>	Owner: <u>PORTLAND PRESS HERALD / MAINE SUNDAY TELEGRAM</u>	Telephone: <u>207-791-6640</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>PORTLAND PRESS HERALD</u> <u>390 CONGRESS STREET</u> <u>PORTLAND, ME 04104</u> <u>207-791-6640</u>	Cost Of Work: \$ <u>55,751</u> Fee: \$ <u>522.76</u>
Current Specific use: <u>Commercial Office</u>		<u>\$525.00</u>
Proposed Specific use: <u>same</u>		
Project description: <u>REMOVE EXISTING FIRE ESCAPE, SHOT BLAST PAINT and REcoat with THERMACE COATING, upgrade support steel, patch penetrations TO ATTACH support steel TO Building skeleton, and REINSTALL existing fire escape. A temporary fire escape will be installed at the start of the project to remain until the REINSTALLED Fire escape has been approved by the city</u>		
Contractor's name, address & telephone: <u>CIAMBRO CORPORATION, 328 W. COMMERCIAL STREET, PORTLAND, ME 04102</u>		
Who should we contact when the permit is ready: <u>BRENT A. POWLIN</u>		<u>207-553-2716</u>
Mailing address: <u>328 WEST COMMERCIAL STREET</u> <u>PORTLAND, ME 04102</u>		Phone: <u>207-553-2716</u>

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.

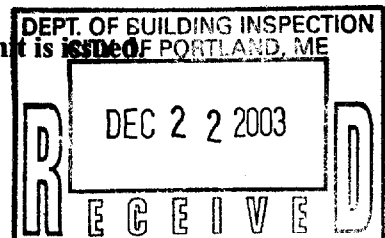
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: <u>Brent A. Powlin</u>	Date: <u>12/18/03</u>
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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.



Cianbro Corporation

TRANSMITTAL

No. 00003

328 West Commercial Street
Portland, ME 04102

Phone: 207-553-2716
Fax: 207-773-7617

PROJECT: Federal St. Fire Escape Maintenance

DATE: 1/9/2004

TO: City of Portland
389 Congress Street
Portland, ME 04101

REF: Fire Escape Details

ATTN: Michael Nugent

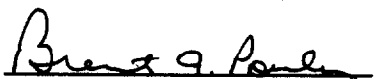
WE ARE SENDING:	SUBMITTED FOR:	ACTION TAKEN:
<input checked="" type="checkbox"/> Shop Drawings	<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Approved as Submitted
<input type="checkbox"/> Letter	<input checked="" type="checkbox"/> Your Use	<input type="checkbox"/> Approved as Noted
<input type="checkbox"/> Prints	<input checked="" type="checkbox"/> As Requested	<input type="checkbox"/> Returned After Loan
<input type="checkbox"/> Change Order	<input type="checkbox"/> Review and Comment	<input type="checkbox"/> Resubmit
<input type="checkbox"/> Plans		<input type="checkbox"/> Submit
<input type="checkbox"/> Samples	SENT VIA:	<input type="checkbox"/> Returned
<input type="checkbox"/> Specifications	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Returned for Corrections
<input checked="" type="checkbox"/> Other: Check	<input type="checkbox"/> Separate Cover Via:	<input type="checkbox"/> Due Date:

ITEM NO.	COPIES	DATE	ITEM NUMBER	REV. NO.	DESCRIPTION	STATUS
001	1	1/9/2004			Fire Escape Railing and Guard Rail Details	NEW

Remarks:

The temporary fire escape will be furnished and erected by North Atlantic Scaffolding Company utilizing a tower configuration similar to the enclosed sketches. The scaffolding will be anchored to the existing structure.

CC: Rickers File

Signed: 
Brent A. Poulin

Cianbro Corporation

TRANSMITTAL

No. 00002

328 West Commercial Street
Portland, ME 04102

Phone: 207-553-2716
Fax: 207-773-7617

PROJECT: Federal St. Fire Escape Maintenance

DATE: 12/22/2003

TO: City of Portland
389 Congress Street
Portland, ME 04101

REF: Building Permit Info

ATTN: Michael Nugent

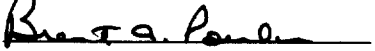
WE ARE SENDING:	SUBMITTED FOR:	ACTION TAKEN:
<input checked="" type="checkbox"/> Shop Drawings	<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Approved as Submitted
<input type="checkbox"/> Letter	<input type="checkbox"/> Your Use	<input type="checkbox"/> Approved as Noted
<input type="checkbox"/> Prints	<input type="checkbox"/> As Requested	<input type="checkbox"/> Returned After Loan
<input type="checkbox"/> Change Order	<input type="checkbox"/> Review and Comment	<input type="checkbox"/> Resubmit
<input type="checkbox"/> Plans		<input type="checkbox"/> Submit
<input type="checkbox"/> Samples	SENT VIA:	<input type="checkbox"/> Returned
<input type="checkbox"/> Specifications	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Returned for Corrections
<input checked="" type="checkbox"/> Other: Check	<input type="checkbox"/> Separate Cover Via:	<input type="checkbox"/> Due Date:

ITEM NO.	COPIES	DATE	ITEM NUMBER	REV. NO.	DESCRIPTION	STATUS
001	1	12/22/2003			Building Permit Application	NEW
002	1	12/22/2003			Temporary Fire Escape Information	NEW

Remarks:

The temporary fire escape will be furnished and erected by North Atlantic Scaffolding Company utilizing a tower configuration similar to the enclosed sketches. The scaffolding will be anchored to the existing structure.

CC: Rickers File

Signed: 
Brent A. Poulin



Neill and Gunter

Design and Consulting Engineers
Scarborough Court
482 Payne Road
Scarborough, Maine 04074

Fax No.: (207) 883-3376
For Assistance: (207) 883-3355
Web Site: www.nginc.com

S-177 (Jan. 99) QAP 205

FAX TRANSMITTAL

Attention:	<u>MIKE NUGENT</u>	Date:	<u>1-14-2004</u>
Company:	<u>CITY OF PORTLAND</u>	File No:	<u>25214</u>
Fax No.:	<u>207-874-9716</u>	Charge:	
From:	<u>GEOFFREY WILLIAMS</u>	CC Routing:	
CC Fax:	<u>BRENT POLUN (CLERK)</u>	CC Mail:	
Log No:	<u>()</u>	No. Pages Incl. Cover	<u>4</u>

SUBJECT: PORTLAND PRESS HEARD FIRE ESCAPE

I HAVE COMPLETED THE ATTACHED FORMS
FOR THE PORTLAND PRESS HEARD - FEDERAL STREET
FIRE ESCAPE MAINTENANCE PROJECT.

IF YOU HAVE ANY QUESTIONS, COMMENTS OR
REQUIRE ADDITIONAL INFORMATION, PLEASE
CALL ME

THANK YOU

Jeff Williams

City of Portland INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693
Facsimile: 207-874-8716



FACSIMILE TRANSMISSION COVER SHEET

TO: <u>BRANT POULIN</u>	FROM: <u>MIKE NUGENT</u>
FAX NUMBER: <u>773 7617</u>	NUMBER OF PAGES, WITH COVER: <u>2</u>
TELEPHONE: <u>553 2714</u>	RE: <u>390 CONGRESS</u>
DATE: <u>1/12/04</u>	

Comments:

PLEASE HAVE THE DESIGNER
(ENGINEER)
COMPLETE THIS AND
RETURN IT TO ME.

THANKS
[Signature]

Visit us on the web! <http://www.ci.portland.me.us/>



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: GEORFREY R. WILLIAMS, P.E.
NEILL & GUNTER, INC. 412 PINE ST. SCARSDALE, ME

DATE: JANUARY 14, 2004

Job Number: FEDERAL STREET FIRE ESCAPE MAINTENANCE

Address of Construction: 390 CONGRESS STREET PORTLAND, ME

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

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

Type of Construction: 2B Bldg. Height: 82 FEET Bldg. Sq. Footage: 67,200

Seismic Zone: 2 Group Classification: IB

Roof Snow Load Per Sq. Ft.: 42 Dead Load Per Sq. Ft.: 15 PSF GRATING

Basic Wind Speed (mph): 106 Effective Velocity Pressure Per Sq. Ft.: 19.5

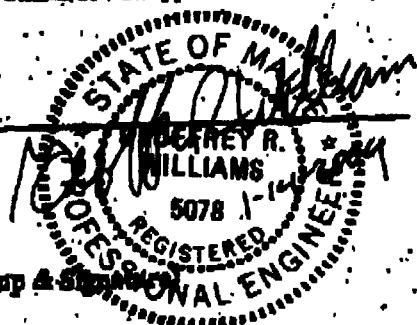
Floor Live Load Per Sq. Ft.: 100 PSF

Structure has full sprinkler system? Yes 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

If mixed use, what subsection of §13 is being considered _____

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



(Designer Stamp & Signature)



**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: GEORGE R. WILLIAMS, P.E.

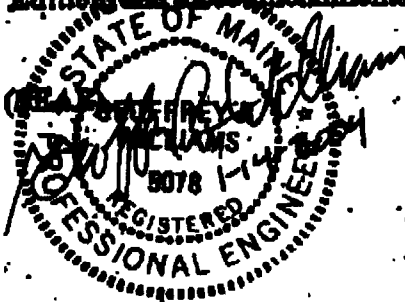
RE: Certificate of Design

DATE: JANUARY 14, 2004

These plans and/or specifications covering construction work on:

PORTLAND PRESS HEAD BUILDING AT 390 CONGRESS ST
FEDERAL STREET FIRE ESCAPE MAINTENANCE

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



Signature _____

Title SENIOR STRUCTURAL ENGINEER

Firm NEILL & GUNTER, INC.

Address 482 PAYNE ROAD SCARBOROUGH
MAINE 04074

As per Maine State Law:

350,000.00 or more in new construction; repair, expansion, addition, or modification for Building or Structures; shall be prepared by a registered design

**PORTLAND PRESS HERALD/
MAINE SUNDAY TELEGRAM**
390 CONGRESS STREET
PORTLAND, MAINE 04104

FEDERAL STREET
FIRE ESCAPE MAINTENANCE

CONSTRUCTION SCOPE

CIANBRO

THE CONSTRUCTORS

Brent Poulin
Senior Building Estimator

Cianbro Corporation
328 W. Commercial Street, Portland, Maine 04102
Direct Dial (207) 553-2716 - Switchboard (207) 773-5852
Fax (207) 773-7617 - email: bpoulin@cianbro.com

Prepared By:

NEILL AND GUNTER
SCARBOROUGH COURT
482 PAYNE ROAD
SCARBOROUGH, MAINE 04074

PROJECT NUMBER: 25216/1

TABLE OF CONTENTS

1. INTRODUCTION
2. PROJECT DESCRIPTION
3. SCOPE OF WORK

1. INTRODUCTION

The original portion of the Portland Press Herald facility at 390 Congress Street was built circa 1922 with major facades on Federal, Market and Exchange Streets. A major addition was constructed circa 1947, which added a façade on Congress Street. As part of this work, a steel fire escape was added to the Federal Street façade, extending from the seventh floor to a counterweighted stairway above the entrance door. Based on the details shown on the available drawings and a subsequent inspection, the fire escape is not directly attached to the existing steel frame of the building. It is anchored into the 12" masonry curtain walls below the windows which, based on typical practice at the time of construction, are likely to be unreinforced. Structural attachment of this type would not be considered prudent or common practice today.

The existing means of egress stairway and fire escape meet current building code requirements only because the building has been continuously occupied with the current use since its construction (essentially grandfathered). Maintenance of the existing fire escape is considered essential to the continued use of the upper floors of the Press Herald Office Building.

This fire escape has apparently been repainted at least once since its installation, and requires repainting again. Neill and Gunter was retained to perform an inspection of the corrosion, evaluate its severity, and make recommendations concerning the serviceability of the structure, repair work that might be required, and an appropriate paint system for recoating the fire escape.

Neill and Gunter performed a condition assessment of the fire escape, evaluated the visible corrosion, and recommended a maintenance painting procedure using a moisture cured polyurethane based system which does not require removal of all the existing paint.

While planning for the painting project, the Owner and Neill and Gunter developed a concept of removing the fire escape to a remote location for blast cleaning and repainting with a more durable epoxy based coating system. This concept had the additional benefit of minimizing the amount of field labor to be performed on the outside of the building above Federal Street. The attachment bolts are hidden behind walls, built in furniture and heating equipment, making removal difficult and disruptive due to the presence of outdated and hazardous interior surface finishes in the area of work. To minimize interior disruption and address the structural attachment issue, the current plan requires removal of the fire escape for maintenance and re-erecting it with new structural supports anchored to the building columns.

The Portland Press Herald has reviewed the proposed maintenance plan with city building officials and fire department representatives and secured agreement that the proposed process will minimize disruption to traffic below and result in a more secure means of egress.

2. **PROJECT DESCRIPTION**

The Fire Escape Maintenance Project requires removal of the Federal Street fire escape for repairs, removal of the existing paint system, recoating the existing components with an epoxy based paint system, adding new structural supports, and re-erecting the existing fire escape on the building. This will require a temporary egress stairway located outside of the building to maintain a second means of egress during the construction period, and close cooperation with the Owner and City officials.

3. SCOPE OF WORK

3.1 Preparation

- A. Acquire street closure permit, sidewalk closure permit, parking space closure permit and any building permits from the City of Portland.
- B. Install temporary egress stairway.
- C. Mark or tag all existing fire escape components to facilitate disassembly, material control and reassembly.

3.2 Demolition

- A. Set up barriers and erect staging or manlift for removal of fire escape.
- B. Remove the fire escape from the building using care to retain all parts to be re-used.
- C. Deliver fire escape components to the abatement facility.
- D. Cut openings in the existing masonry for the new support attachments. Retain existing face brick and cast stone as possible.
- C. Provide temporary weather protection as needed during the construction process.

3.3 Construction and Fabrication

- A. Disassemble fire escape components and perform abatement of all painted surfaces.
- B. Perform visual weld inspections of existing welded joints, inform Brian Kenney of the Portland Press Herald if significant weld defects are discovered and make weld repairs as approved by Brian Kenney.
- C. Make necessary repairs to fire escape components as approved by Brian Kenney.
- D. Reinforce the existing welded connection between the stair stringers and the tread support angles by adding two 3/8 inch diameter SAE Grade 5 machine bolts at each tread support connection.

- E. Fabricate, perform visual weld inspection, and shop paint new support components.
- F. Shop paint all existing fire escape components to be reused.
- G. Replace all existing bolting hardware with new SAE Grade 5 material.
- H. Assemble new and existing fire escape components to test fit and minimize field erection time. Touch up paint shop assemblies as needed.
- I. Lay out and install new support brackets on the existing building columns. Perform visual weld inspection and touch up paint welded joints.
- J. Patch masonry using re-used or matching material in exposed locations and suitable equivalent material in locations hidden by new support structure as approved by Brian Kenney.
- K. Install the fire escape on the building and touch up paint surfaces damaged during installation.
- L. Contact Brian Kenney for final inspection.
- M. Remove temporary facilities and egress stairway.