Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

PERMIT ISSUED
DEC 2 7 2007
CITY OF PORTLAND

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
DEC 27 2007
CITY OF PORTLAND

Permit Number: 070969

This is to certify that CAPITAL LLC /Pizzagalli

has permission to 4 level parking garage beneat[illegible] level m[illegible]cal bldg

AT 84 MARGINAL WAY C[illegible] 034A B001001

provided that the person or persons, firm or [illegible]ation accepting this permit shall comply with all of the provisions of the Statutes of M[illegible]ine and of th[illegible]ances of the City of Portland regulating the construction, maintenance and u[illegible] of buildings and st[illegible]ctures, 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.	N[illegible]ficatio[illegible] inspec[illegible]n must g[illegible]n and w[illegible]n permi[illegible]n procu b[illegible]re this [illegible]ding or [illegible]t thereo[illegible] la[illegible]ed or c[illegible]losed-in. H[illegible]R 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. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name

12/28/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

. THIS CARD ON PRINCIPAL FRONTAGE OF WORK

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B

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Fire Dept. Corp Cuss

Health Dept. _____

Appeal Board _____

Other _____
Department Name

S & E Contracting
10/30/07

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

N/A	**Footing/Building Location Inspection:**	Prior to pouring concrete
N/A	**Re-Bar Schedule Inspection:**	Prior to pouring concrete
N/A	**Foundation Inspection:**	Prior to placing ANY backfill
✓	**Framing/Rough Plumbing/Electrical:**	Prior to any insulating or drywalling
✓	**Final/Certificate of Occupancy:**	Prior to any occupancy of the structure or use. NOTE: There is a $75.00 fee per inspection at this point.

Tenant Fit up done by others

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

✓ **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

✓ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Joel A. Bell — 12.28.05

Signature of Applicant/Designee — Date

Jeanne Kenyon — 12.28.05

Signature of Inspections Official — Date

CBL: 34AB001 Building Permit #: 070969

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:
07-0969		034A B001001

Location of Construction:	Owner Name:	Owner Address:	Phone:
84 MARGINAL WAY	CAPITAL LLC	50 PORTLAND PIER STE 400	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Pizzagalli	131 Presumpscot St Portland	2078742323
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Commercial	B-7

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Vacant Land	Commercial 4 level parking garage beneath 6 level medical bldg	$140,735.00	$14,063,249.00	1

FIRE DEPT: ☑ Approved ☐ Denied — See Conditions — Signature: Gregg Cass

INSPECTION: Use Group: R,M,S-2 Type: 2A — Signature: [signature] 10/30/07

Proposed Project Description:
4 level parking garage beneath 6 level medical bldg

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

Permit Taken By:	Date Applied For:
dmartin	08/10/2007

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..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland N/A	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone Panel 13 Zone C	☑ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☑ Site Plan 2006-0135	☑ Approved	☐ Approved w/Conditions
Maj ☑ Minor ☐ MM ☐	☐ Denied	☐ Denied
Date: 9/13/07	Date: 3/27/07	Date:

125' from centerline for height
≈ 135' shown
165' max allowed w/ Cond. use
14-496(e)
ok with conditions

PERMIT ISSUED
SEP 18
CITY OF PORTLAND

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

Code Study **IBC Building, NFPA Life Safety**			NA = Not Applicable NR = No Requirement
Project: **84 Marginal Way** Location: **Portland, ME** No. of Stories: **10**	Scope **New Construction**	General Requirements **Fully Sprinklered per NFPA 13** **Standpipes to be installed per NFPA 14** **Natural Gas to be installed per NFPA 54** **Portland Fire Hose max length 150'-0"**	Date: **1 October 2007** Project No: **06196-00**
	IBC 2003	**NFPA 101 - 2003**	**CONCLUSION**
Use Group / Occupancy Classification	**Chapter 3 – Use or Occupancy** **304 – Group B – Business** **309 – Group M - Mercantile (allowed by waiver – see attached)** **311 – Group S2 - Storage (open parking garage)**	**Chapter 6 – Classification of Occupancy** **6.1.6 – Ambulatory Health Care – partial Level 7** (Chapeter 20) **6.1.10 – Mercantile** (Chapeter 36) **6.1.11 – Business** (Chapeter 38) **6.1.13 – Storage – open parking structures** (Chapter 42)	
Specific Occupancy Areas	**Table 302.1.1 Incidental Use Areas** **All Use Groups:** **Waste Rooms > 100 sf**: 1 hour or provide automatic fire-extinguishing system **Furnace Room with equipment > 400,000 BTU per hour input:** 1 hour or automatic fire-extinguishing system **Boiler Room with boiler > 15psi and 10 horsepower:** 1 hour or automatic fire-extinguishing system	**Ordinary Hazard in accordance with 6.2**	

<table>
<tr><td></td><td>Parking Garage (406): 2 hours or 1 hour and provide automatic fire extinguishing system
Storage Rooms > 100 sf 1 hour or provide automatic fire-extinguishing system.

Waste and Linen Collection Rooms > 100sf – 1 hour or provide automatic fire-extinguishing system.</td><td></td><td></td></tr>
<tr><td>Occupancy Separations</td><td>302.3.1
Non Separated Use Group – Fire Separation are not required between uses.</td><td></td><td></td></tr>
<tr><td>Allowable Height and Building Areas</td><td><table><tr><td>Group</td><td>Construction Type 1B</td></tr><tr><td>Business</td><td>11 Stories / UL area</td></tr><tr><td>S-2 Open Parking</td><td>11 Stories / 79,000 SF</td></tr><tr><td>M Mercantile</td><td>UL height / UL area</td></tr></table></td><td></td><td>S–2 Open Parking is most Restrictive</td></tr>
<tr><td>Non Separated Uses</td><td>302.3.1 Most restrictive requirements of 403 and Chapter 9.

Chapter 403 – High Rise (in order to be classified as non separated use group the building must following provisions for high-rise construction. (see high rise requirements in separate section of this code).

Chapter 9 – Fire Protection Systems (the most restrictive requirements for the building systems for use groups B, S-2 and M must be applied to the entire building to be considered non-separated use group)

903 – Automatic Sprinkler System Required</td><td></td><td></td></tr>
</table>

	905 – Standpipe System Required 907 – Fire Alarm and Detection Systems – Required 909 – Smoke Control Systems – 911 - Fire Command Center – Required 1 - The emergency voice/alarm communication system unit. 2 - The fire department communications unit. 3 - Fire detection and alarm system annunciator unit. 4 - Annunciator unit visually indicating the location of the elevators and whether they are operational. 5 - Status indicators and controls for air-handling systems. 6 - The fire-fighter's control panel required by Section 909.16 for smoke control systems installed in the building. 7 - Controls for unlocking stairway doors simultaneously. 8 - Sprinkler valve andwater-flowdetector display panels. 9 - Emergency and standby power status indicators. 10- A telephone for fire department use with controlled access to the public telephone system. 11 -Fire pump status indicators. 12 -Schematic building plans indicating the typical floor plan and detailing the building core, means of egress, fire protection systems, fire-fighting equipment and fire department access. 13- Worktable. 14 -Generator supervision devices, manual start and transfer features.		***907*** *see analysis for sections 403.5, 403.6 and 403.7 (below)* ***909*** *see analysis for sections 403.13 (below)*

Area Modifications	**506.2 Street Frontage Increase** $If = 100 \times \left[\frac{F}{P} - 0.25\right] \frac{W}{30}$ $16.675 = 100 \times \left[\frac{426}{852} - 0.25\right] \frac{20}{30}$ *If* = Area increase due to frontage. *F* = Building perimeter which fronts on a public way or open space having 20 feet (6096 mm) open minimum width (feet). *P* = Perimeter of entire building (feet). *W* = Width of public way or open space (feet) in accordance with Section 506.2.1. **506. 1 Maximum Floor Area Increase** $Aa = At + \left[\frac{At * If}{100}\right] + \left[\frac{At * Is}{100}\right]$ $250{,}172 = 79{,}000 + \left[\frac{79{,}000 * 16.675}{100}\right] + \left[\frac{79{,}000 * 200}{100}\right]$ *Aa* = Allowable area per floor (square feet). *At* = Tabular area per floor in accordance with Table 503 (square feet). *If* = Area increase due to frontage (percent) as calculated in accordance with Section 506.2. *Is* = Area increase due to sprinkler protection (percent) as calculated in accordance with Section 506.3.		*Building Qualifies as Non Separated Use Group*

	506.4 Total Maximum Building Area 250,172 x 3 = 750,516		*Maximum allowable Building Area is less than actual building area.*
Special Use and Occupancy	**403.0 – High Rise Buildings** Greater than 75'-0" in height. **403.2 – Automatic sprinkler system required.**	**11.8 – High Rise Buildings** Greater than 75'-0" in height. **11.8.5 – Central Control Station will include the following:** 1 – voice fire alarm system panels and controls 2 – fire department 2-way telephone communications service panels and controls 3- fire detection and fire alarm system annunciation panels 4 – elevator floor location and operation annunciation panels 5 – sprinkler valve and waterflow annunciators 6 – emergency generator status indicators 7 – controls for any stairway door unlocking system 8 – fire pump status indicators 9 – a telephone for fire department use with controlled access to the public telephone system	***403.2*** *The proposed fire sprinkler system will meet 903.3.1.1 and 903.3.5.2 requirements per IBC 2003.*

	403.3 – Reduction in fire-resistance rating allowed in buildings that have sprinkler control valves equipped with supervisory initiating devices and water-flow initiating devices for each floor. 403.3.1 Type of Construction 1B can be reduced to 2A 403.3.2 Shafts (other than exits and elevators) can be reduced to 1 hour. **403.4 – Emergency Escape and rescue openings per Section 1025 are not required.** **403.5 – Automatic fire detection – smoke detection shall be provided in accordance with Section 907.2.12.1.**		***403.3*** *The office tower area will have sectionalizing valves and tamper switches per floor, as required.* ***403.5*** *There will be smoke detectors in the elevator machine room, each elevator lobby and at the top of each stair tower. Each HVAC unit will have smoke detectors in the supply and return ducts. Mechanical equipment, electrical, transformer, telephone equipment, and other similar rooms will not be provided with smoke detectors because there is sprinkler protection in these spaces*

	403.6 – Emergency voice/alarm communication systems – shall be provided per Section 907.2.12.2.		***403.6*** *Activation of any automatic detector, manual pull station or sprinkler water flow device will sound an alert tone followed by voice instructions giving approved information and directions for evacuation of alarming floor and the floors above and below the floor in alarm.*
	403.7 – Fire department communication system shall be provided per Section 907.2.12.3.		***403.7*** *Two way fire department communications system will be provided for fire department use that will allow communications between command center and elevators, elevator lobbies, emergency power electrical room and inside enclosed stairways.*
	403.8 – Fire command center per Section 911 shall be provided in a location approved by the fire department.		***403.8*** *The fire command center location and all features adjacent to the Lobby on the ground floor has been reviewed and approved by Captain Cass.*
	403.9 – Elevators – per Section 30 shall be provided.		
	403.10– Standby power shall be provided per Section 2702.		***403.10*** *Emergency power system shall be provided that will provide power for command center power and lighting, stair pressurization fans and all elevators.*

	403.11 – Emergency power system per Section 2702 shall be provided.		***403.11****.Emergency power system shall be provided that will provide power for (in addition to the loads described above) exit signage, egress lighting, elevator cab lighting, emergency communications system, automatic fire detection and alarm systems.*
	403.12 – Stairway door operation are permitted to be locked from stairway side of door but must be unlatched from signal from fire command center. 402.12.1 – 2 – way communication system must be provided on every 5th floor when doors are locked.		***403.12****.Stairway doors are controlled at the fire command center and will unlatch from signal.*
	403.13 – Smokeproof exit enclosures per Section 909.20 and 1019.1.8.		***403.13*** *The stairwells will be in a 2-hour rated smoke proof enclosure. The stair wells will be pressurized to a minimum of 0.15 inch of water (37 Pa) and a maximum of .35 inch of water (87 Pa) in the shaft relative to the building measured with all the stairway doors closed under maximum anticipated stack pressures.*
	403.14 – Seismic considerations per Chapter 16.		

	404.0 – Atriums A floor opening or series of floor openings which connects two or more stories 404.4 – smoke control system not required per Exception 1. 404.5 – Enclosure – separated from adjacent spaces by 1-hour fire barrier wall. 404.7 – Interior finish shall not be less than Class B.	**8.6.7 – Atriums** Separated from adjacent space by fire barriers with not less than 1-hour fire resistive rated construction	
Open Parking Structures	**406.3.3.1 Openings** **The area of such openings in exterior walls on a tier must be at least 20 percent of the total perimeter wall area of each tier. The aggregate length of the opening shall be at least 40 percent of the perimeter of the tier.**	**3.3.217.7 Open Parking Structure** **Each parking level has walls opening to the atmosphere, for an area of not less than 1.4 sq ft for each linear foot of its exterior perimeter. Openings are distributed over at least 40% of the building perimeter.**	

Open Parking Structures

Free Area and LF Calculations at Exterior Walls

FACADE	TOTAL AREA SF	FREE AREA SF	% FREE AREA	TOTAL LF	FREE LF	% FREE LF
LEVEL P1						
852 x 1.4 = 1,192 sf required free area per NFPA 101						
Mar. Way	3013	0	0%	243'-0"	0	0
Bayside	2272	977	43%	183'-0"	135'-0"	74%
I-295	3030	1585	52%	243'-0"	202'-8"	83%
Preble	2271	308	14%	183'-0"	58'-8"	32%
TOTAL		**2870**	**27%**	**852'-0"**		**47%**
LEVEL P2						
852 x 1.4 = 1,192 sf required free area per NFPA 101						
Mar. Way	2346	0	0%	243'-0"	0	0
Bayside	1717	519	30%	183'-0"	135'-0"	74%
I-295	2291	745	33%	243'-0"	202'-8"	83%
Preble	1717	268	16%	183'-0"	68'-0"	37%
TOTAL		**1532**	**20%**	**852'-0"**		**49%**
LEVEL P3						
852 x 1.4 = 1,192 sf required free area per NFPA 101						
Mar. Way	2368	480	20%	243'-0"	124'-0"	51%
Bayside	1717	519	30%	183'-0"	135'-0"	74%
I-295	2291	745	33%	243'-0"	202'-8"	83%
Preble	1717	268	16%	183'-0"	68'-0"	37%
TOTAL		**2012**	**25%**	**852'-0"**		**61%**
LEVEL P4						
852 x 1.4 = 1,192 sf required free area per NFPA 101						
Mar. Way	2805	1317	47%	243'-0"	152'-0"	63%
Bayside	2034	712	35%	183'-0"	92'-0"	50%
I-295	2713	2028	75%	243'-0"	243'-0"	100%
Preble	2038	825	40%	183'-0"	103'-8"	57%
TOTAL		**4882**	**49%**	**852'-0"**		**67%**
LEVEL P5						
All Sides			**100%**			**100%**

Free Area at each Tier meets or exceeds 20% of total wall area as required.

Total Linear Footage of ventilated Space meets or exceeds 40% of total linear footage as required.

Free Area of each tier meets or exceeds the NFPA 101 requirement of 1.4 sq ft for each lf of of perimeter.

Open Parking Structures **Free Area Calculations at Interior Walls**		**LEVEL**	**TOTAL SF OF WALL**	**OPENING SF**	**% OPEN**	*Free Area of Interior Walls Exceed 20% Total Wall Area as required.*
	INTERIOR WALL N-S	P1	1543	1035	**67%**	
		P2	1178	793	**67%**	
		P3	1382	998	**72%**	
		P4 (A-G)	940	651	**69%**	
	INTERIOR WALLS **E-W (Line G)** Level Decks looking to Marginal Way	P1	2720	969	**36%**	
		P2	2449	857	**35%**	
		P3	2467	857	**35%**	
		P4 (1-7)	1844	582	**32%**	
		P4 (7-11)			**100%**	
		P5			**100%**	
		Total wall	9866	3264	**33%**	
	INTERIOR WALLS **E-W (Line G)** **Ramped Decks looking to I-295**	P1 (7-11)	1036	491	**47%**	
		P2	2605	839	**32%**	
		P3	2460	843	**34%**	
		P4	2460	843	**34%**	
		P5 (1-7)	1580	371	**23%**	
		P5 (7-11)			**100%**	

Height Limitations	**Table 503 and 508.7:** Use Group: Const Type: Maximum Height:	B – Business M – Mercantile S-2 - Storage 1B (reduced to 2A) 11 Stories 160'-0"	

Area Limitations		**Table 503:** Allowable Area: 79,000 sf (S-2)	Total wall	**Actual Area:** Level 1 44,580 s.f. Level 2 44,580 s.f. Level 3 44,580 s.f Level 4 44,580 sf Level 4.5 12,200 sf Level 5 17,500 sf Level 6 17,500 sf Level 7 17,500 sf Level 8 17,500 sf Level 9 17,500 sf Level 10 17,500 sf Total = 295,520 sf
Fire-Resistance Rating Requirements		**Table 601** **Construction Type** **2A**	**Minimum Construction Requirements** **20.1.6.5 Ambulatory Care** - Type II (000) if sprinklered **36.1.6 Mercantile** – no special requirements **38.1.6.5 Business** – no special requirements **42.1.6 Storage** – no special requirements	*Type 2A is most restrictive*
	Structural Frame	1 - hour	0	
	Bearing Walls Exterior Interior	1 – hour 1 - hour		*Not Applicable*
	Non bearing walls and partitions Exterior	**Table 602** Fire separation Distance 0 – 30' Use Group All 1 - hour 30' + 0		*Not Applicable*
	Non bearing walls and partitions Interior	0		
	Floor Construction	1 - hour	0	
	Roof Construction	1 - hour		
Standpipe System				*Required*

Occupant Load	**1004.0**			**20.1.7, 36.1.7 and 38.1.7 Table 7.3.1.2**			
	Occupancy	**SF/occupant**		**Occupancy**	**SF/occupant**		
	Business	100		Business	100		
	Parking Garages	200					

		Occupancy Area	**Total No. Occupants**	**Stair Egress Width**		**Door Egress Width**		
				Req (.3)	Act	Req (.2)	Act	
	Level 1	44,000 sf / 200	220	66	144	44	108	
	Level 2	44,000 sf / 200	220	66	144	44	108	
	Level 3	44,000 sf / 200	220	66	144	44	108	
	Level 4 and 4.5	56,000 sf / 200	220	66	144	44	108	
	Level 5	16,000 sf / 100	160	48	96	32	72	
	Level 6	15,900 sf / 100	159	48	96	32	72	
	Level 7	15900 sf / 100	159	48	96	32	72	
	Level 8	15,700 sf / 100	157	48	96	32	72	
	Level 9	15,700 sf / 100	157	48	96	32	72	
	Level 10	15,550 sf / 100	155	48	96	32	72	
	Total Business Occupancy		**947**					
Locations of Means of Egress	**1015.1** – exits to be located so they shall not exceed travel distance		**7.5.1.3.3** - Minimum distance between must be at least one third of the maximum diagonal dimension of the building					
Travel Distance to Exits	**Table 1015.1 (w/ sprinkler system)** Use Group B: 300' Use Group S-2: 450'		**20.2.6 Ambulatory Care:** 150' – 0" max **36.2.6 Mercantile:** 250' – 0" max **38.2.6 Business:** 300' – 0" max					*NFPA is most restrictive*

	Use Group M: 250'	**42.2.6 Open Parking:** 200' – 0" max	
Dead End Corridor	**1016.3 -** Use Group B: 50' Use Group S-2 parking: 20' Use Group M: 20'	**20.2.5 Ambulatory Care** not allowed **36.2.5 Mercantile** 50' – 0" max **38.2.5 Business** 50' – 0" max **42.8.2.5.2 Open Parking** 50' – 0" max	*IBC is most restrictive*
Common Path of Travel	**1013.3 -** Use Group B: 100' Use Group S-2 parking: 100' Use Group M: 75'	**20.2.5.2 Ambulatory Care** not allowed **36.2.5 Mercantile** 100' – 0" max **38.2.5.5 Business** 100' – 0" max **42.8.2.5.1 Open Parking** 50' – 0" max	
Area of Refuge	Not required with a sprinkler system	Not required with a sprinkler system	*Not Required*

General 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: 84 Marginal Way Portland, ME		
Total Square Footage of Proposed Structure: 281,000	Square Footage of Lot: 59,576	
Tax Assessor's Chart, Block & Lot (portions of both →) Chart# 34A Block# B Lot# 1; Chart# 44.2 Block# A Lot# 1	Owner: Atlantic Bayside Trust, 50 Portland Pier Portland, ME	Telephone: 828-1080
Lessee/Buyer's Name (If Applicable): N/A	Applicant name, address & telephone: Atlantic Bayside Trust	Cost Of Work: $ 14,063,249; Fee: $ 112,012.49; C of O Fee: $ —

Current legal use (i.e. single family) Vacant land

If vacant, what was the previous use? Parking

Proposed Specific use: Parking Garage / Medical office Building

Is property part of a subdivision? NO If yes, please name N/A

Project description:

4 level parking garage beneath a 6 level Medical office building. Parking garage is precast concrete structure, Medical office building is a glass facade / brick veneer.

Contractor's name, address & telephone: Pizzagalli Construction Company 131 Presumpscot St Portland, ME 874-2323

Who should we contact when the permit is ready: Jared Ballard

Mailing address: 84 Marginal Way Portland, ME

Phone: 761-1535

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: Jared A Ballard **Date:** 8/9/07

This is not a permit; you may not commence ANY work until the permit is issued.

RECEIVED
CITY OF PORTLAND, ME
AUG - 9 2007
1

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
07-0969	08/10/2007	034A B001001

Location of Construction:	Owner Name:	Owner Address:	Phone:
84 MARGINAL WAY	CAPITAL LLC	50 PORTLAND PIER STE 400	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Pizzagalli	131 Presumpscot St Portland	(207) 874-2323
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

Proposed Use:	Proposed Project Description:
Commercial 4 level parking garage beneath 6 level medical bldg	4 level parking garage beneath 6 level medical bldg

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/13/2007

Note: **Ok to Issue:** ☑

1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

2) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 10/31/2007

Note: **Ok to Issue:** ☑

1) 7) All stair risers must not exceed 7"

2) 1) This permit is for the shell of the building only, separate plans and specs must be submitted and approved and tenant fit up permits will be required for each floor.

3) 2) Separate permits and submissions are required for the Fire alarm system, Fire supression and Stand Pipe systems, plumbing and electrical systems.

4) 4) All penetrations in required fire separation assemblies must be protected in accordance with Chapter 7 of the 2003 IBC. A penetration protection plan must be submitted and approved prior to installation.

5) 5) All fire rated doors must comply with the standards referenced in Section 715 including smoke control testing.

6) 3) All waste lines and waterlines must be sized to accomodate the number of fixtures as required by the State of Maine Plumbing code (based on the 2000 UPC). All materials and practices must also comply with said code. (there are little plumbing details and no fixtures shown on the plan set.)

7) 6) The structure must comply with all elements in Section 403 High Rises.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 08/15/2007

Note: **Ok to Issue:** ☑

1) Enclosure of elevator lobbies is required

2) A single source supplier should be used for all through penetrations.

3) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.

4) Fire alarm system requires a Masterbox connection per city ordinance.

5) Application requires State Fire Marshal approval.

6) Installation of a Fire Alarm system requires a Knox Box to be installed per city crdinance

Dept: Public Works **Status:** Open **Reviewer:** **Approval Date:**

Note: **Ok to Issue:** ☐

Location of Construction:	Owner Name:	Owner Address:	Phone:
84 MARGINAL WAY	CAPITAL LLC	50 PORTLAND PIER STE 400	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Pizzagalli	131 Presumpscot St Portland	(207) 874-2323
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

Dept: Zoning **Status:** Open **Reviewer:** **Approval Date:**
Note: **Ok to Issue:** ☐

Dept: Parks **Status:** Open **Reviewer:** **Approval Date:**
Note: **Ok to Issue:** ☐

Dept: Fire **Status:** Open **Reviewer:** **Approval Date:**
Note: **Ok to Issue:** ☐

Dept: DRC **Status:** Open **Reviewer:** **Approval Date:**
Note: **Ok to Issue:** ☐

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Richard Knowland **Approval Date:** 12/27/2007
Note: **Ok to Issue:** ☑

1) i. That the Applicant shall meet the recommendations contained in Tom Errico's (Traffic Review Consultant) memo dated 3-23-07 including a contribution of $14,000 towards implementation of identified improvements for the Franklin Street Arterial and Marginal Way intersection and an additional $30,000 contribution to the proposed extension of Somerset Street extension between Preble/Elm Streets and Forest Avenue.

ii. That the Applicant shall submit for Planning Staff review and approval the design items summarized on page 4 of Carrie Marsh's (Urban Designer) memo dated 12-27-06 including review and approval of a signage master plan for the building. In addition the Applicant shall submit a glass sample with an appropriate level of transparency and tint for review and approval.

iii. That a complete site lighting plan including the parking garage shall be submitted for Planning Staff review and approval. The lighting plan for the Preble Street underpass shall also be submitted for review and approval.

iv. That the Applicant shall apply for and receive City approval for a license permitting portions of the planter, ramp and awning to be located within a public right-of-way.

v. That a revised site plan delineating the property line along Marginal Way and Preble Street and information confirming the building height, shall be reviewed and approved by the Zoning Administrator.

vi. That public easements including the pedestrian easement shall be submitted for City staff review and approval.

vii. That the parking management plan shall be revised for review and approval reflecting the comments of Tom Errico (Traffic Review Consultant) memo dated 3-23-07.

Location of Construction:	Owner Name:	Owner Address:	Phone:
84 MARGINAL WAY	CAPITAL LLC	50 PORTLAND PIER STE 400	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Pizzagalli	131 Presumpscot St Portland	(207) 874-2323
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

2) i.□The issuance of the traffic movement permit is granted with all of the standard conditions of approval for the same dictated by MDOT. In addition, the applicant for three (3) years after 80% occupancy of the building, shall monitor the left hand turn off of Preble Street into the parking garage, to ensure ongoing pedestrian and vehicular safety. The applicant shall be responsible for addressing and making any changes through additional signage, signaling, lighting, or other improvements, etc. to address and mitigate any concerns as identified by the City Traffic Engineer.

Ii. That the Applicant shall meet the recommendations contained in Tom Errico's (Traffic Review Consultant) memo dated 3-23-07 including a contribution of $14,000 towards implementation of identified improvements for the Franklin Street Arterial and Marginal Way intersection and an additional $30,000 contribution to the proposed extension of Somerset Street extension between Preble/Elm Streets and Forest Avenue.

Iii. That the Applicant shall submit for Planning Staff review and approval the design items summarized on page 4 of Carrie Marsh's (Urban Designer) memo dated 12-27-06 including review and approval of a signage master plan for the building. In addition the Applicant shall submit a glass sample with an appropriate level of transparency and tint for review and approval.

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v.□That the Applicant shall apply for and receive City approval for a license permitting portions of the planter, ramp and awning to be located within a public right-of-way.

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vii.□That public easements including the pedestrian easement shall be submitted for City staff review and approval.

viii.□That the parking management plan shall be revised for review and approval reflecting the comments of Tom Errico (Traffic Review Consultant) memo dated 3-23-07

Comments:

8/13/2007-mes: the PB approved the approximate 135' height of this building under the allowed conditional use appeal (sec 14-496(e)) on March27, 2007.

Location of Construction:	Owner Name:	Owner Address:	Phone:
84 MARGINAL WAY	CAPITAL LLC	50 PORTLAND PIER STE 400	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Pizzagalli	131 Presumpscot St Portland	(207) 874-2323
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

11/1/2007-ldobson: Thanks Mike -
We will pull together a response to your items and send them to you at one time so you will not have to deal with them coming to you piece mill.

Judy L. Johnson, AIA

Senior Associate

Architectural Studio

H A R R I M A N

Architects + Engineers
66 Pearl Street, Suite 301, Portland, ME 04101
207.775-0053tel
207.775-0460fax

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www.harriman.com

-----Original Message-----
From: MIke Nugent [mailto:mjn@portlandmaine.gov]
Sent: Tuesday, October 30, 2007 8:54 PM
To: jljohnson@harriman.com; Gregory Cass; Jeanie Bourke; Lannie Dobson
Cc: ethan@beckerstructural.com; todd@beckerstructural.com; mouellette@harriman.com; JBallard@pizzagalli.com; pkeating@pizzagalli.com
Subject: Re: 84 marginal Way - code study

I'm finished with this permit and am prepared to sign off . I have a couple of questions/comments.

The Statment of Special Inspections with this permit set is the "Architectural Version". I assume there is a complete code compliant version at City Hall and will look at it tomorrow. The same goes for a spec book.

I always have a hard time trying to visualize the Guard protection for the cars in the paces , particularly where they abut the sloped travel lanes. Can you direct me to where this detail is obvious in the plans and establishes compliance with section 406.2.4?

Here are the conditions that will go on the approved permit. Many of them are due to my lack of a spec book at this point:

1) This permit is for the shell of the building only, separate plans and specs must be submitted and approved and tenant fit up permits will be required for each floor.

2) Separate permits and submissions are required for the Fire alarm system, Fire supression and Stand Pipe systems, plumbing and electrical

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systems.

3) All waste lines and waterlines must be sized to accomodate the number of fixtures as required by the State of Maine Plumbing code (based on the 2000 UPC). All materials and practices must also comply with said code. (there are little plumbing details and no fixtures shown on the plan set.)

4) All penetrations in required fire separation assemblies must be protected in accordance with Chapter 7 of the 2003 IBC. A penetration protection plan must be submitted and approved prior to installation.

5) All fire rated doors must comply with the standards referenced in Section 715 including smoke control testing.

6) The structure must comply with all elements in Section 403 High Rises.

7) All stair risers must not exceed 7"

Thanks,

Mike Nugent
Consulting Plans Examiner
City of Portland

10/31/2007-ldobson: I would also like to add comments about the elevator doors.
Are they to be 2 hr. fire rated ?
Is there a plan to ensure their ability to meet the requirements for a smoke proof enclosure.
If these cannot be met then 2 hr. lobbies are needed.
Thank you

Captain Greg Cass
Portland Fire Dept.
Fire Prevention Officer

Location of Construction:	Owner Name:	Owner Address:	Phone:
84 MARGINAL WAY	CAPITAL LLC	50 PORTLAND PIER STE 400	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Pizzagalli	131 Presumpscot St Portland	(207) 874-2323
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

10/30/2007-ldobson: I'm finished with this permit and am prepared to sign off . I have a couple of questions/comments.

The Statment of Special Inspections with this permit set is the "Architectural Version". I assume there is a complete code compliant version at City Hall and will look at it tomorrow. The same goes for a spec book.

I always have a hard time trying to visualize the Guard protection for the cars in the paces , particularly where they abut the sloped travel lanes. Can you direct me to where this detail is obvious in the plans and establishes compliance with section 406.2.4?

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7) All stair risers must not exceed 7"

Thanks,

Mike Nugent
Consulting Plans Examiner
City of Portland

10/31/2007-jmb: Do not approve, waiting for planning approval conditions, Rick is working with developer.

12/27/2007-jmb: Received approval from Planning, ok to issue

Location of Construction:	Owner Name:	Owner Address:	Phone:
84 MARGINAL WAY	CAPITAL LLC	50 PORTLAND PIER STE 400	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Pizzagalli	131 Presumpscot St Portland	(207) 874-2323
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

10/3/2007-ldobson: Thanks....yes, there are 2 sets of rolled plans in the office opposite Greg's....we will need the plans associated with this newly created permit
Thanks Lannie

Jeanie Bourke
Inspection Services Division Director

City of Portland
Planning & Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

>>> MIke Nugent 09/26 4:38 PM >>>
Jeannie,

Please have Lannie create a "steel/precast only" permit for this project with the following condition, Is there a second set of plans and specs at City Hall?:

By going forward with the "steel precast only" permit, you will be proceding at your own risk. Any code related issues that are discovered as a part of subsequent plan review, that require alterations to the building, will have to be corrected.

I will try to complete this review by Monday the 1st.

Thank you
Mike

>>> Judy Johnson < jljohnson@harriman.com > 09/21/07 12:46 PM >>>
Hello All -

Attached is a revised Code Study that includes Mike Nugent's questions.

The only item that is missing are the interior wall openness calculations for the parking garage.

I will update that as soon as we receive the information from Stresscon.

Also attached is the letter from Thayer regarding design compliance with IECC requirements.

If you have any questions, please call.

Location of Construction:	Owner Name:	Owner Address:	Phone:
84 MARGINAL WAY	CAPITAL LLC	50 PORTLAND PIER STE 400	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Pizzagalli	131 Presumpscot St Portland	(207) 874-2323
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

Thanks and have a good weekend.

Judy L. Johnson, AIA

Senior Associate, Architect

Harriman Associates

Architects + Engineers

66 Pearl Street, Suite 301

Portland, Maine 04101

207.775.0053 tel

207.775.0460 fax

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11/28/2007-ldobson: Pizzagalli dropped 14 (inc cover) pages of special insp report routed to MJN box

Certificate of Design Application

From Designer: Becker Structural Engineers, Portland ME for Structural Items
Harriman Associates, Portland ME for Architectural Items

Date: 4/4/2007

Job Name: 84 Marginal Way, Portland ME

Address of Construction: 84 Marginal Way, Preble Street & Marginal Way, Portland ME

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Struct: IBC 2006
Arch: IBC 2003

Building Code & Year _____ Use Group Classification (s) B, M, S-2

Type of Construction Type 2A

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes

Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) Seperated

Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) Provided

Structural Design Calculations

Completed Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
Passenger Car Parking	40 psf
Offices	50 psf + 20 Partition Allowance
Corridors above First	80 psf
Stairs/Lobbies	100 psf
Retail	100 psf

Wind loads (1603.1.4, 1609)

Analytical Design option utilized (1609.1.1, 1609.6)
100 mph Basic wind speed (1809.3)
Iw=1.0 Building category and wind importance Factor, I_w table 1604.5, 1609.5)
C Wind exposure category (1609.4)
0.18 Internal pressure coefficient (ASCE 7)
per ASCE 7-05 Component and cladding pressures (1609.1.1, 1609.6.2.2)
~~varies per ht~~ ~~34.9 max~~ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

Equiv Lat Force Design option utilized (1614.1)
II Seismic use group ("Category")
0.481, 0.269 Spectral response coefficients, S_{DS} & S_{D1} (1615.1)
E Site class (1615.1.5)

Where Applicable Live load reduction
See Snow Roof *live* loads (1603.1.2, 1607.11)
See below Roof snow loads (1603.7.3, 1608)
60 psf Ground snow load, P_g (1608.2)
46 psf If P_g > 10 psf, flat-roof snow load P_f
1.0 If P_g > 10 psf, snow exposure factor, C_e
1.0 If P_g > 10 psf, snow load importance factor, I_s
1.1 Roof thermal factor, C_t (1608.4)
n/a Sloped roof snowload, P_s (1608.4)
C Seismic design category (1616.3)
Special Steel Concen ~~Braced Frames~~ Eccent Braced Frames/Non Mom Conns Intermediate PC Shearwalls Basic seismic force resisting system (1617.6.2)
5.0 Response modification coefficient, R_I and
5.0 deflection amplification factor C_d (1617.6.2)
Equivalent Lat Force Procedure Analysis procedure (1616.6, 1617.5)
1366 kips Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)
12.0 feet Elevation of structure

Other loads

Applied where required in
IBC Live Load Table Concentrated loads (1607.4)
20 psf allowance Partition loads (1607.5)
Applied as applicable Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404

pizzagalli
construction company

84 Marginal Way MOB

Transmittal 00087

08/15/07

Transmittal To	Transmittal From
Jeanie Bourke City of Portland 389 Congress St. Rm 315 Portland, MAINE 04101 T: 874-8715 F:	Matthew Morin Pizzagalli Construction Company 84 Marginal Way Portland , MAINE 04103 T: 207-761-1535 F: 207-773-2961

WE ARE SENDING:		SUBMITTED FOR:	ACTION TAKEN:
☐ Shop Drawings	☐ Letter	☒ Approval	☐ Approved as Submitted
☐ Prints	☐ Change Order	☐ Your Use	☐ Approved as Noted
☐ Plans	☐ Specifications	☐ As Requested	☐ Returned After Loan
☐ Samples		☐ Review and Comment	☐ Resubmit
☐ Other:			☐ Submit
Reference:		**SENT VIA:**	☐ Returned
		☐ Attached	☐ Returned for Corrections
		☐ Separate Cover Via:	☐ Due Date:

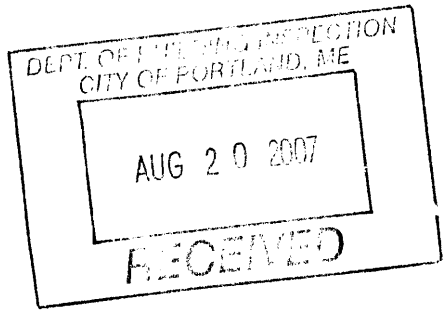
ITEM NO.	COPIES	DATE	ITEM	NUMBER	REV. NO.	DESCRIPTION	STATUS
0001	1	08/15/07				Accessibility Building Code Certificate Harriman Associates	NEW
0002	1	08/15/07				Certificate of Design Harriman Associates	NEW
0003	1	08/15/07				Certificate of Design, Becker Structural Engineers	NEW
0004	1	08/15/07				Certificate of Design Application	NEW
0005	3	08/15/07				Full set of PDF DWG'S CD'S	NEW

Remarks

Please find attached required documents to supplement the 84 Marginal Way building permit submitted previously.
- Three CD's containing a set of 100% contract drawings
- Certificate of Design Application from Becker Structural Engineers and Harriman Associates,
-Certificate of Design from Becker Structural Engineers
-Certificate of Design from Harriman Associates-
-Accessibility Building Code Certificate from Harriman Associates

Please do not hesitate to call with questions.

Thank you



PDF V

CC: F: File

Signed:

Matthew Morin

Accessibility Building Code Certificate

Designer: Judy L. Johnson, AIA

Address of Project: 84 Marginal Way, Portland Maine

Nature of Project: Office Building - Core and Shell

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

LICENSED ARCHITECT JUDY L JOHNSON No. 2060 SEAL STATE OF MAINE

Signature: Judy L. Johnson

Title: Senior Assoc. / Architect

Firm: Harriman Associates

Address: 606 Pearl Street
Portland, Maine 04101

Phone: 207 775.0053

PDF V

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Certificate of Design

Date: 14 August 2007

From: Judy L. Johnson, AIA

These plans and / or specifications covering construction work on:

84 Marginal Way - Core and Shell

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the ***2003 International Building Code*** and local amendments.

LICENSED ARCHITECT
JUDY L JOHNSON
No. 2060
STATE OF MAINE
(SEAL)

Signature: Judy L. Johnson.

Title: Senior Assoc. / Architect

Firm: Harriman Associates

Address: 606 Pearl Street
Portland, Maine 04101

Phone: 207.775.0053

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Certificate of Design

Date: 4/4/2007

From: Paul B. Becker, P. E. Becker Structural Engineers, Portland, ME

These plans and / or specifications covering construction work on:

Foundation Permit Package, 84 Marginal Way, Marginal Way and Preble Streets, Portland, ME

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments. (See below)

The 2006 International Building Code was utilized for the Structural Design of this project

(SEAL)

Signature: _____

Title: Paul B. Becker, P. E., President

Firm: Becker Structural Engineers

Address: 75 York Street

Portland, Maine 04101

Phone: (207) 879-1838

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmainegov

Certificate of Design Application

From Designer: Becker Structural Engineers, Portland ME for Structural Items
Harriman Associates, Portland ME for Architectural Items

Date: 4/4/2007

Job Name: 84 Marginal Way, Portland ME

Address of Construction: 84 Marginal Way, Preble Street & Marginal Way, Portland ME

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Corridors above First	80 psf
Stairs/Lobbies	100 psf
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100 mph Basic wind speed (1809.3)
Iw=1.0 Building category and wind importance Factor, I_w table 1604.5, 1609.5)
C Wind exposure category (1609.4)
0.18 Internal pressure coefficient (ASCE 7)
per ASCE 7-05 Component and cladding pressures (1609.1.1, 1609.6.2.2)
~~varies per ht~~
~~34.9 max~~ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

Equiv Lat Force Design option utilized (1614.1)
II Seismic use group ("Category")
0.481, 0.269 Spectral response coefficients, S_{DS} & S_{D1} (1615.1)
E Site class (1615.1.5)

Where Applicable Live load reduction
See Snow Roof *live* loads (1603.1.2, 1607.11)
See below Roof snow loads (1603.7.3, 1608)
60 psf Ground snow load, P_g (1608.2)
46 psf If P_g > 10 psf, flat-roof snow load P_f
1.0 If P_g > 10 psf, snow exposure factor, C_e
1.0 If P_g > 10 psf, snow load importance factor, I_s
1.1 Roof thermal factor, C_t (1608.4)
n/a Sloped roof snowload, P_s (1608.4)
C Seismic design category (1616.3)
Special Steel Concen ~~Braced Frames~~
Eccent Braced Frames/Non Mom Conns
Intermediate PC Shearwalls Basic seismic force resisting system (1617.6.2)
5.0 Response modification coefficient, R_I and
5.0 deflection amplification factor C_d (1617.6.2)
Equivalent Lat Force Procedure Analysis procedure (1616.6, 1617.5)
1366 kips Design base shear (1617.4, 16175.5.1)

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12.0 feet Elevation of structure

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20 psf allowance Partition loads (1607.5)
Applied as applicable Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404

pizzagalli construction company

84 Marginal Way MOB

Transmittal 00074

8/9/2007

Transmittal To	Transmittal From
Jeanie Bourke City of Portland 389 Congress St. Rm 315 Portland, MAINE 04101 T: 874-8715 F:	Jared Ballard Pizzagalli Construction Company 84 Marginal Way Portland, ME 04103 T: 207-761-1535 F: 207-761-2961

WE ARE SENDING:		SUBMITTED FOR:	ACTION TAKEN:
☐ Shop Drawings	☒ Letter	☐ Approval	☐ Approved as Submitted
☐ Prints	☐ Change Order	☒ Your Use	☐ Approved as Noted
☒ Plans	☐ Specifications	☐ As Requested	☐ Returned After Loan
☐ Samples		☐ Review and Comment	☐ Resubmit
☒ Other: Permit Fee Check			☒ Submit
Reference:		**SENT VIA:**	☐ Returned
		☒ Attached	☐ Returned for Corrections
		☐ Separate Cover Via:	☐ Due Date:

ITEM NO.	COPIES	DATE	ITEM	NUMBER	REV. NO.	DESCRIPTION	STATUS
1	1	8/9/2007				Certificate of Design Application	NEW
1	3	8/9/2007				Complete Set of Contract Drawings	NEW
2	1	8/9/2007				General Building Permit Application	NEW
3	3	8/9/2007				Structural, Architectural and MEP Statements of Special Instructions	NEW
4	1	8/9/2007				Permit Fee Check	NEW

Remarks

Please review the attached complete set of 100% contract drawings, General Building Permit Application and required statements of Special Instructions as required for the City of Portland General Building Permit. Your prompt response would be greatly appreciated.

Please do not hesitate to call with questions.

Thank you

CC: Mike Nugent
Captain Greg Kass

Signed:

Jared Ballard

Approved:_____ **Requested by:** EHM

CHECK REQUEST

Payee (account name): City of Portland

Address (wire instruct): 389 Congress Street - City Hall

Portland, Maine 04101

Amount: $112,012.49 **Date Needed:** 8/6/2007

Check Memo (i.e. invoice #): Building permit fee

Asset Specific Information: To be completed by Requestor

Is expense related to a specific loan: Y / N If yes, Loan # _____

If specific loan, is this an REO: Y / N If yes, Asset Name: _____

Is this loan securitized: Y / N Debtor Responsible for Expense: Y / N

Is a 1099 Required: Y / N If yes, taxpayer ID: _____

Is check to be mailed out: Y / N If to be mailed, does it need to go via overnight delivery: Y / N

PLEASE NOTE, EXPENSE REIMBURSEMENTS DO NOT NEED 1099, CHECK IF REIMBURSEMENT ☐

Entity Classification: Enter if you know

CSI : _____ ANT: _____ ATL: _____ MHPC: _____ IC: _____ IH: _____ ANS:_____

ANT Escrow:_____ IC Escrow:_____ Micro Escrow (Specify) _____: _____ Other: ABT, LLC

Account Classification: To be completed by Accounting

Expenses				Assets & Liabilities	
Insurance - _____	_____	Corp Fees	_____	Deposit	_____
Real Estate Taxes	_____	Sales Comm.	_____	Loan Portfolio	_____
Professional Fees	_____	Meals & Ent.	_____	Unapplied Fund	_____
Property Mgt. Fee	_____	Travel Miles	_____	Escrow Liability	_____
Repair & Maint	_____	Recording Fees	_____	Utility Deposit	_____
Special Projects	_____	DD - OE / T / O/V	_____		
Gas & Elect.	_____	Computer D / M	_____		
Water, Sewar, Trash, Tes	_____	Foreclosure	_____		
Other Utilties	_____	**Closing Costs**	_____		
Legal Fees	_____	**Other**	Permit Fees		

Expense Year: 2005_____ 2006_____

Project: 84 Marginal Way
Date Prepared:

Statement of Special Inspections – A/M/E/P

Project: *84 Marginal Way*

Location: *Portland, Me*

Owner:

This *Statement of Special Inspections* encompass the following discipline:

☒ Electrical

☐ Architectural ☐ Other:

Design Professional in Responsible Charge:

Firm Name:Daniel

(Note: *Statement of Special Inspections* for other disciplines may be included under a separate cover)

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and 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 (SIC) and the identity of other approved agencies to be retained for conducting these inspections and tests.

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Code Official (BCO) and the Registered Design Professional in Responsible Charge (RDP). 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 at an interval determined by the RDP, SIC and the BCO.

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 to the BCO 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: ☒ *After Installation of equipment* or ☐ per attached schedule.

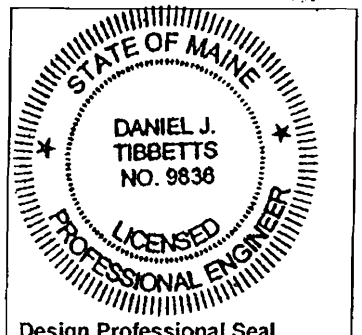
Prepared by:

Daniel Tibbetts

(type or print name of the Registered Design Professional in Responsible Charge)

Daniel J Tibbetts 7/31/07

Signature Date



Design Professional Seal

Owner's Authorization:

Signature Date

Building Code Official's Acceptance:

Signature Date

Project: 84 Marginal Way
Date Prepared:

Statement of Special Inspectior ɔs – A/M/E/P (Continued)

List of Agents

Project: *84 Marginal Way*

Location: *Portland, Me*

Owner:

This *Statement of Special Inspections* encompass the :ollowing discipline:

☐ Architectural ☒ Electrical ☐ Other: _____

(Note: *Statement of Special Inspections* for other disc :plines may be included under a separate cover)

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

- ☐ Spray Fire Resistant Material
- ☐ Exterior Insulation and Finish
- ☒ Electrical
- ☐ Architectural Systems
- ☐ Special Cases

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator (SIC)	*SMRT*	*144 Fore Street Portland, Me 04104*
2. Special Inspector (SI 1)	*SMRT*	*144 Fore Street Portland, Me 04104*
3. Special Inspector (SI 2)		
4. Testing Agency (TA 1)		
5. Testing Agency (TA 2)		
6. Other (O1)		

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

Statement of Special Inspections – A/M/E/P (Continued)

Final Report of Special Inspections (SIC)

[To be completed by the Special Inspections Coordinator (SIC). Note that all Agent's Final Reports must be received prior to issuance.]

Project:

Location:

Owner:

Owner's Address:

Architect of Record: _____
(name) *(firm)*

Registered Design
Professional in Responsible Charge: _____
(name) *(firm)*

To the best of my information, knowledge and belief, the Special Inspections required for this project, and itemized in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved.

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Special Inspection Coordinator

_____
(Type or print name)

_____
(Firm Name)

_____
Signature Date

Licensed Professional Seal

Project: 84 Marginal Way
Date Prepared:

Statement of Special Inspections – A/M/E/P (Continued)

Special Inspector's/Agent's Final Report

Project:

Special Inspector or Agent: _____
(name) *(firm)*

Designation:

To the best of my information, knowledge and belief, the Special Inspections or testing required for this project, and designated for this Inspector/Agent in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved.

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Special Inspector or Agent:

_____
(Type or print name)

_____
Signature Date

Licensed Professional Seal or
Certification Number

Schedule of Special Inspections – A/M/E/P

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 to the Special Inspector for their records. *NOTE VERIFICATION THAT QUALIFIED INDIVIDUALS ARE AVAILABLE TO PERFORM STIPULATED TESTING AND/OR INSPECTION SHOULD BE PROVIDED PRIOR TO SUBMITTING STATEMENT. AGENT QUALIFICATIONS IN SCHEDULE ARE SUGGESTIONS ONLY; FINAL QUALIFICATIONS ARE SUBJECT TO THE DISCRETION OF THE REGISTERED DESIGN PROFESSIONAL PREPARING THE SCHEDULE.*

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge or Special Inspector of Record deems it appropriate that the individual performing a stipulated test or inspection have a specific certification, license or experience as indicated below, such requirement shall be listed below and shall be clearly identified within the schedule under the Agent Qualification Designation.

RA	Registered Architect – a licensed Registered Architect
PE	Professional Engineer – a licensed PE specializing in the discipline to be inspected
EIT	Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

Experienced Testing Technician

ETT	Experienced Testing Technician – An Experienced Testing Technician with a minimum 5 years experience with the stipulated test or inspection

International Code Council (ICC) Certification

ICC-SFSI	Spray-Applied Fireproofing Special Inspector

Exterior Design Institute (EDI) Certification

EDI-EIFS	EIFS Third Party Inspector

Other

Project: 84 Marginal Way
Date Prepared:

Schedule of Special Inspections – A/M/E/P

SPRAYED FIRE-RESISTANT MATERIALS

VERIFICATION AND INSPECTION IBC Section 1704.11	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Surface Conditions: Verify surfaces are prepared in accordance with the approved fire-resistance design and the approved manufacturer's written instructions prior to application of the sprayed fir-resistant material			IBC 1704.11.1			
2. Application: Verify the substrate shall have a minimum ambient temperature before and after application as specified in the approved manufacturer's written instruction. The area for application shall be ventilate during and after application as required by the approved manufacturer's written instructions.			IBC 1704.11.2			
3. Thickness: Verify average thickness of the sprayed fire-resistant materials applied to structural elements shall not be less than the thickness required by the approved fire-resistance design.						
a. Floor, Roofs & Walls: The thickness of the sprayed fire-resistant material applied to floor, roof and wall assemblies shall be determined in accordance with ASTM E 605, taking the average of not less than four measurements for each 1,000 square feet (93 m2) of the sprayed area on each floor or part thereof.			IBC1704.3.1; ASTM E605			
b. Structural Framing: The thickness of the sprayed fire-resistant material applied to structural members shall be determined in accordance with ASTM E 605. Thickness testing shall be performed on not less than 25 percent of the structural members on each floor.			IBC1704.3.2; ASTM E605			
4. Density: Verify density of the sprayed fire-resistant material not be less than the density specified in the approved fire-resistant design.			IBC1704.4; ASTM E605			
5. Bond: Verify the cohesive/adhesive bond strength of the cured sprayed fire-resistant material applied to structural elements shall not be less than 150 pounds per square foot (psf) (7.18 kN/m2). The cohesive/adhesive bond strength shall be determined in accordance with the field test specified in ASTM E 736 by testing in-place samples.						
a. The test samples for determining the cohesive/adhesive bond strength of the sprayed fire-resistant materials shall be selected from each floor, roof and wall assembly at the rate of not less than one sample for every 10,000 square feet (929 m2) or part thereof of the sprayed area in each story.			IBC 1704.11.5.1; ASTM E 736			
b. The test samples for determining the cohesive/adhesive bond strength of the sprayed fire-resistant materials shall be selected from beams, girders, joists, trusses and columns at the rate of not less than one sample for each type of structural framing member for each 5,000 square feet (464 m2) of floor area or part thereof in each story.			IBC 1704.11.5.2; ASTM E 736			

Project: 84 Marginal Way
Date Prepared:

Schedule of Special Inspections – A/M/E/P

SMOKE CONTROL

VERIFICATION AND INSPECTION IBC Section 1704.14	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Smoke control systems shall be tested by An agency for smoke control who shall have expertise in fire-protection engineering, mechanical engineering and certification as air balancers. The test scope shall be as follows:						
a. During erection of ductwork and prior to concealment for the purposes of leakage testing and recording of device location.			IBC 1704.14			
b. Prior to occupancy and after sufficient completion for the purposes of pressure difference testing, flow measurements, and detection and control verification.			IBC 1704.14			

Project: 84 Marginal Way
Date Prepared:

Schedule of Special Inspections – A/M/E/P

WALL PANEL & VENEER CONSTRUCTION

VERIFICATION AND INSPECTION IBC Section 1704.10	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Verify exterior and interior architectural wall panels and the anchoring of veneers for building assigned to Seismic Design Category E or F.			Seismic Design Category:			

Project: 84 Marginal Way
Date Prepared:

Schedule of Special Inspections – A/M/E/P

EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

VERIFICATION AND INSPECTION IBC Section 1704.12	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Visual observation of the installation of EIFS systems without water-resistive barrier.			IBC Section 1704.12			
2. Visual observation of the installation of EIFS systems without a means of draining moisture to the exterior.			IBC Section 1704.12			
3. Visual observation of the installation of EIFS systems not installed over masonry or concrete walls.			IBC Section 1704.12			

Project: 84 Marginal Way
Date Prepared:

Schedule of Special Inspections – A/M/E/P

SEISMIC RESISTANCE - ARCHITECTURAL

VERIFICATION AND INSPECTION IBC Section 1707	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Special inspections for seismic resistance. Special inspection as specified in this section is required for Architectural components. assigned to Seismic Design Category D, E or F			Seismic Design Category:			
a. Periodic special inspection during the erection and fastening of exterior cladding, interior and exterior nonbearing walls and interior and exterior veneer in structures			IBC 1707.6			
b. Suspended ceiling systems and their anchorage						
c. Access floors: Periodic special inspection during the anchorage of access floors			IBC 1707.5			
d. Storage racks: Periodic special inspection during the anchorage of storage racks 8 feet (2438 mm) or greater in height.						
1. Retail Storage Racks						
2. High Density Files						
3. Other:						
3. Life-safety components required to function after an earthquake:						
1. Egress Stairs						
2. Fire Protection Sprinkler System						
3. Other:						
4. Other:						

Project: 84 Marginal Way
Date Prepared:

Schedule of Special Inspections – A/M/E/P

SEISMIC RESISTANCE - ELECTRICAL

VERIFICATION AND INSPECTION IBC Section 1707	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Electrical components			Seismic Design Category:			
a. Periodic special inspection during the anchorage of electrical equipment for emergency or standby power systems in structures assigned to Seismic Design Category C, D, E or F			IBC 1707.7			
b. Periodic special inspection during the installation of anchorage of other electrical equipment in structures assigned to Seismic Design Category E or F			IBC 1707.7			
2. Component inspection. Special inspection is required for the installation of the following components:						
a. Electrical motors, transformers, switchgear unit substations and motor control centers.			IBC 1707.7.1.2			
b. Reciprocating and rotating-type machinery			IBC 1707 .7.1.3			
3. Component and attachment testing. The component manufacturer shall test or analyze the component and the component mounting system or anchorage for the design forces in Chapter 16 for those components having a Component Importance Factor of 1.0 or 1.5 in accordance with Chapter 16. The manufacturer shall submit a certificate of compliance for review and acceptance by the registered design professional responsible for the design, and for approval by the building official.			IBC 1707.7.2			
4. Component manufacturer certification. Each manufacturer of equipment to be placed in a building assigned to Seismic Design Categories E and F, in accordance with Chapter 16, where the equipment has a Component Importance Factor of 1.0 or 1.5 in accordance with Chapter 16, shall maintain an approved quality control program. Evidence of the quality control program shall be permanently identified on each piece of equipment by a label			IBC 1707.7.3			

Project: 84 Marginal Way
Date Prepared:

Schedule of Special Inspections – A/M/E/P

SEISMIC RESISTANCE - MECHANICAL

VERIFICATION AND INSPECTION IBC Section 1707	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Mechanical components			Seismic Design Category:			
a. Periodic special inspection during the installation of HVAC ductwork that will contain hazardous materials in structures assigned to Seismic Design Category C, D, E or F			IBC 1707.7			
b. Periodic special inspection during installation of piping systems intended to carry flammable, combustible, or highly toxic contents and their associated mechanical units in structures assigned to Seismic Design Category C, D, E or F			IBC 1707.7			
2. Component inspection. Special inspection is required for the installation of the following components:						
a. Equipment using combustible energy sources			IBC 1707.7.1.1			
b. Reciprocating and rotating-type machinery			IBC 1707 .7.1.3			
c. Piping distribution systems 3 inches (76 mm) and larger			IBC 1701.7.1.4			
d. Tanks, heat exchangers and pressure vessels			IBC 1701.7.1.5			
3. Component and attachment testing. The component manufacturer shall test or analyze the component and the component mounting system or anchorage for the design forces in Chapter 16 for those components having a Component Importance Factor of 1.0 or 1.5 in accordance with Chapter 16. The manufacturer shall submit a certificate of compliance for review and acceptance by the registered design professional responsible for the design, and for approval by the building official.			IBC 1707.7.2			
4. Component manufacturer certification. Each manufacturer of equipment to be placed in a building assigned to Seismic Design Categories E and F, in accordance with Chapter 16, where the equipment has a Component Importance Factor of 1.0 or 1.5 in accordance with Chapter 16, shall maintain an approved quality control program. Evidence of the quality control program shall be permanently identified on each piece of equipment by a label			IBC 1707.7.3			

Project: 84 Marginal Way
Date Prepared:

Quality Assurance Plan – A/M/E/P

QUALITY ASSURANCE FOR SEISMIC RESISTANCE CHECK LIST [IBC 1705]

SEISMIC DESIGN CATEGORY:

QUALITY ASSURANCE PLAN REQUIREMENTS

(A Quality Assurance Plan, enacted through the Special Inspections requirements for this project, are in place for the following systems)

Mechanical/Piping: ☐ Heating, ventilating and air-conditioning (HVAC) ductwork containing hazardous materials and anchorage of such ductwork ☐ Hazardous Material: ☐ Hazardous Material: ☐ Piping systems and mechanical units containing flammable, combustible or highly toxic materials ☐ Material: ☐ Material:	MER
Electrical: ☐ Anchorage of electrical equipment used for emergency or standby power systems ☐ Equipment: ☐ Equipment: ☐ Equipment:	EER
☐ **ADDITIONAL SYSTEMS FOR SEISMIC DESIGN CATEGORY D OR HIGHER:**	
Architectural: ☐ Exterior wall panels and their anchorage ☐ Precast Concrete ☐ Brick ☐ Stone: ☐ Other: ☐ Suspended ceiling systems and their anchorage ☐ Access floors and their anchorage ☐ Steel storage racks and their anchorage ☐ Retail Storage Racks ☐ High Density Files ☐ Other: ☐ Life-safety component required to function after an earthquake: ☐ Engineered Egress Stairs ☐ Fire Protection Sprinkler System ☐ Other: ☐ Other: ☐ Other:	RAR
☐ **ADDITIONAL SYSTEMS FOR SEISMIC DESIGN CATEGORY D OR HIGHER:**	
Electrical: ☒ Electrical equipment	EER

Mechanical Engineer of Record (MER):

Signature Date

Building Code Official's Acceptance:

Signature Date

Electrical Engineer of Record (EER):

Daniel [illegible] 7/31/07

Signature Date

Registered Architect of Record (RAR):

Signature Date

Project: 84 Marginal Way
Date Prepared:

Contractor's Statement of Responsibility –Exhibit D

Each contractor responsible for the construction or fabrication of a system or component designated in the Quality Assurance Plan must submit a Statement of Responsibility. The Statement of Responsibility is required for Seismic Design Category C or higher. Make additional copies of this form as required.

Project:

Contractor's Name:

Address:

License No.:

Description of designated building systems and components included in the Statement of Responsibility:

Contractor's Acknowledgment of Special Requirements

I hereby acknowledge that I have received, read, and understand the Quality Assurance Plan and Special Inspection program.

I hereby acknowledge that control will be exercised to obtain conformance with the construction documents approved by the Building Official.

_____ _____

Signature Date

Contractor's Provisions for Quality Control

Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of reports is attached to this Statement.

Identification and qualifications of the person(s) exercising such control and their position(s) in the organization are attached to this Statement.

Project: 84 Marginal Way
Date Prepared:

Statement of Special Inspections: Non-Structural Disciplines

The attached statement is submitted for informational purposes only; the information in this statement shall be prepared by the appropriate Licensed Design Professional in Responsible Charge for the Referenced Discipline.

Project: 84 Marginal Way
Date Prepared:

Statement of Special Inspections – A/M/E/P

Project: MEDICAL OFFICE BUILDING

Location: 84 MARGINAL WAY

Owner: ATLANTIC BAYSIDE TRUST

This *Statement of Special Inspections* encompass the following discipline:

☑ Mechanical/Electrical/Plumbing

☐ Architectural ☐ Other: _____

Design Professional in Responsible Charge:

Firm Name:

(Note: *Statement of Special Inspections* for other disciplines may be included under a separate cover)

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and 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 (SIC) and the identity of other approved agencies to be retained for conducting these inspections and tests.

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Code Official (BCO) and the Registered Design Professional in Responsible Charge (RDP). 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 at an interval determined by the RDP, SIC and the BCO.

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 to the BCO 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: ☑ *Upon request of Building Official* or ☐ per attached schedule.

Prepared by:

John Q. Public DAN THAYER
(type or print name of the Registered Design Professional in Responsible Charge)

Dan Thayer, P.E. 8/7/07
Signature Date

Design Professional Seal

Owner's Authorization:

Signature Date

Building Code Official's Acceptance:

Signature Date

Project: 84 Marginal Way
Date Prepared:

Statement of Special Inspections – A/M/E/P (Continued)

List of Agents

Project:

Location:

Owner:

This *Statement of Special Inspections* encompass the following discipline:

☐ Architectural ☐ Mechanical/Electrical/Plumbing ☐ Other: _____

(Note: *Statement of Special Inspections* for other disciplines may be included under a separate cover)

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

☐ Spray Fire Resistant Material
☐ Exterior Insulation and Finish
☐ Mechanical & Electrical
☐ Architectural Systems
☐ Special Cases

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator (SIC)		
2. Special Inspector (SI 1)		
3. Special Inspector (SI 2)		
4. Testing Agency (TA 1)		
5. Testing Agency (TA 2)		
6. Other (O1)		

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.

Statement of Special Inspections – A/M/E/P (Continued)

Final Report of Special Inspections (SIC)

[To be completed by the Special Inspections Coordinator (SIC). Note that all Agent's Final Reports must be received prior to issuance.]

Project:

Location:

Owner:

Owner's Address:

Architect of Record: _____
(name) *(firm)*

Registered Design
Professional in Responsible Charge: _____
(name) *(firm)*

To the best of my information, knowledge and belief, the Special Inspections required for this project, and itemized in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved.

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Special Inspection Coordinator

_____
(Type or print name)

_____
(Firm Name)

_____ _____
Signature Date

Licensed Professional Seal

Statement of Special Inspections – A/M/E/P (Continued)

Special Inspector's/Agent's Final Report

Project:

Special Inspector or Agent: _____
(name) *(firm)*

Designation:

To the best of my information, knowledge and belief, the Special Inspections or testing required for this project, and designated for this Inspector/Agent in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved.

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Special Inspector or Agent:

_____
(Type or print name)

_____
Signature Date

Licensed Professional Seal or
Certification Number

Schedule of Special Inspections – A/M/E/P

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 to the Special Inspector for their records. *NOTE VERIFICATION THAT QUALIFIED INDIVIDUALS ARE AVAILABLE TO PERFORM STIPULATED TESTING AND/OR INSPECTION SHOULD BE PROVIDED PRIOR TO SUBMITTING STATEMENT. AGENT QUALIFICATIONS IN SCHEDULE ARE SUGGESTIONS ONLY; FINAL QUALIFICATIONS ARE SUBJECT TO THE DISCRETION OF THE REGISTERED DESIGN PROFESSIONAL PREPARING THE SCHEDULE.*

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge or Special Inspector of Record deems it appropriate that the individual performing a stipulated test or inspection have a specific certification, license or experience as indicated below, such requirement shall be listed below and shall be clearly identified within the schedule under the Agent Qualification Designation.

RA	Registered Architect – a licensed Registered Architect
PE	Professional Engineer – a licensed PE specializing in the discipline to be inspected
EIT	Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

Experienced Testing Technician

ETT	Experienced Testing Technician – An Experienced Testing Technician with a minimum 5 years experience with the stipulated test or inspection

International Code Council (ICC) Certification

ICC-SFSI	Spray-Applied Fireproofing Special Inspector

Exterior Design Institute (EDI) Certification

EDI-EIFS	EIFS Third Party Inspector

Other

Project: 84 Marginal Way
Date Prepared:

Schedule of Special Inspections – A/M/E/P

SPRAYED FIRE-RESISTANT MATERIALS

VERIFICATION AND INSPECTION IBC Section 1704.11	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Surface Conditions: Verify surfaces are prepared in accordance with the approved fire-resistance design and the approved manufacturer's written instructions prior to application of the sprayed fir-resistant material			IBC 1704.11.1			
2. Application: Verify the substrate shall have a minimum ambient temperature before and after application as specified in the approved manufacturer's written instruction. The area for application shall be ventilate during and after application as required by the approved manufacturer's written instructions.			IBC 1704.11.2			
3. Thickness: Verify average thickness of the sprayed fire-resistant materials applied to structural elements shall not be less than the thickness required by the approved fire-resistance design.						
a. Floor, Roofs & Walls: The thickness of the sprayed tire-resistant material applied to floor, roof and wall assemblies shall be determined in accordance with ASTM E 605, taking the average of not less than four measurements for each 1,000 square feet (93 m2) of the sprayed area on each floor or part thereof.			IBC1704.3.1; ASTM E605			
b. Structural Framing: The thickness of the sprayed fire-resistant material applied to structural members shall be determined in accordance with ASTM E 605. Thickness testing shall be performed on not less than 25 percent of the structural members on each floor.			IBC1704.3.2; ASTM E605			
4. Density: Verify density of the sprayed fire-resistant material not be less than the density specified in the approved fire-resistant design.			IBC1704.4; ASTM E605			
5. Bond: Verify the cohesive/adhesive bond strength of the cured sprayed fire-resistant material applied to structural elements shall not be less than 150 pounds per square foot (psf) (7.18 kN/m2). The cohesive/adhesive bond strength shall be determined in accordance with the field test specified in ASTM E 736 by testing in-place samples.						
a. The test samples for determining the cohesive/adhesive bond strength of the sprayed fire-resistant materials shall be selected from each floor, roof and wall assembly at the rate of not less than one sample for every 10,000 square feet (929 m2) or part thereof of the sprayed area in each story.			IBC 1704.11.5.1; ASTM E 736			
b. The test samples for determining the cohesive/adhesive bond strength of the sprayed fire-resistant materials shall be selected from beams, girders, joists, trusses and columns at the rate of not less than one sample for each type of structural framing member for each 5,000 square feet (464 m2) of floor area or part thereof in each story.			IBC 1704.11.5.2; ASTM E 736			

Project: 84 Marginal Way
Date Prepared:

Schedule of Special Inspections – A/M/E/P

SMOKE CONTROL

VERIFICATION AND INSPECTION IBC Section 1704.14	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Smoke control systems shall be tested by An agency for smoke control who shall have expertise in fire-protection engineering, mechanical engineering and certification as air balancers. The test scope shall be as follows:						
a. During erection of ductwork and prior to concealment for the purposes of leakage testing and recording of device location.			IBC 1704.14			
b. Prior to occupancy and after sufficient completion for the purposes of pressure difference testing, flow measurements, and detection and control verification.			IBC 1704.14			

Project: 84 Marginal Way
Date Prepared:

Schedule of Special Inspections – A/M/E/P

WALL PANEL & VENEER CONSTRUCTION

VERIFICATION AND INSPECTION IBC Section 1704.10	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Verify exterior and interior architectural wall panels and the anchoring of veneers for building assigned to Seismic Design Category E or F.			Seismic Design Category:			

Project: 84 Marginal Way
Date Prepared:

Schedule of Special Inspections – A/M/E/P

EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

VERIFICATION AND INSPECTION IBC Section 1704.12	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Visual observation of the installation of EIFS systems without water-resistive barrier.			IBC Section 1704.12			
2. Visual observation of the installation of EIFS systems without a means of draining moisture to the exterior.			IBC Section 1704.12			
3. Visual observation of the installation of EIFS systems not installed over masonry or concrete walls.			IBC Section 1704.12			

Project: 84 Marginal Way
Date Prepared:

Schedule of Special Inspections – A/M/E/P

SEISMIC RESISTANCE - ARCHITECTURAL

VERIFICATION AND INSPECTION IBC Section 1707	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Special inspections for seismic resistance. Special inspection as specified in this section is required for Architectural components. assigned to Seismic Design Category D, E or F			Seismic Design Category:			
a. Periodic special inspection during the erection and fastening of exterior cladding, interior and exterior nonbearing walls and interior and exterior veneer in structures			IBC 1707.6			
b. Suspended ceiling systems and their anchorage						
c. Access floors: Periodic special inspection during the anchorage of access floors			IBC 1707.5			
d. Storage racks: Periodic special inspection during the anchorage of storage racks 8 feet (2438 mm) or greater in height.						
1. Retail Storage Racks						
2. High Density Files						
3. Other:						
3. Life-safety components required to function after an earthquake:						
1. Egress Stairs						
2. Fire Protection Sprinkler System						
3. Other:						
4. Other:						

Project: 84 Marginal Way
Date Prepared:

Schedule of Special Inspections – A/M/E/P

SEISMIC RESISTANCE - ELECTRICAL

VERIFICATION AND INSPECTION IBC Section 1707	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Electrical components			Seismic Design Category:			
a. Periodic special inspection during the anchorage of electrical equipment for emergency or standby power systems in structures assigned to Seismic Design Category C, D, E or F			IBC 1707.7			
b. Periodic special inspection during the installation of anchorage of other electrical equipment in structures assigned to Seismic Design Category E or F			IBC 1707.7			
2. Component inspection. Special inspection is required for the installation of the following components:						
a. Electrical motors, transformers, switchgear unit substations and motor control centers.			IBC 1707.7.1.2			
b. Reciprocating and rotating-type machinery			IBC 1707 .7.1.3			
3. Component and attachment testing. The component manufacturer shall test or analyze the component and the component mounting system or anchorage for the design forces in Chapter 16 for those components having a Component Importance Factor of 1.0 or 1.5 in accordance with Chapter 16. The manufacturer shall submit a certificate of compliance for review and acceptance by the registered design professional responsible for the design, and for approval by the building official.			IBC 1707.7.2			
4. Component manufacturer certification. Each manufacturer of equipment to be placed in a building assigned to Seismic Design Categories E and F, in accordance with Chapter 16, where the equipment has a Component Importance Factor of 1.0 or 1.5 in accordance with Chapter 16, shall maintain an approved quality control program. Evidence of the quality control program shall be permanently identified on each piece of equipment by a label			IBC 1707.7.3			

Project: 84 Marginal Way
Date Prepared:

Schedule of Special Inspections – A/M/E/P

SEISMIC RESISTANCE - MECHANICAL

VERIFICATION AND INSPECTION IBC Section 1707	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Mechanical components			Seismic Design Category:			
a. Periodic special inspection during the installation of HVAC ductwork that will contain hazardous materials in structures assigned to Seismic Design Category C, D, E or F			IBC 1707.7			
b. Periodic special inspection during installation of piping systems intended to carry flammable, combustible, or highly toxic contents and their associated mechanical units in structures assigned to Seismic Design Category C, D, E or F			IBC 1707.7			
2. Component inspection. Special inspection is required for the installation of the following components:						
a. Equipment using combustible energy sources			IBC 1707.7.1.1			
b. Reciprocating and rotating-type machinery			IBC 1707 .7.1.3			
c. Piping distribution systems 3 inches (76 mm) and larger			IBC 1701.7.1.4			
d. Tanks, heat exchangers and pressure vessels			IBC 1701.7.1.5			
3. Component and attachment testing. The component manufacturer shall test or analyze the component and the component mounting system or anchorage for the design forces in Chapter 16 for those components having a Component Importance Factor of 1.0 or 1.5 in accordance with Chapter 16. The manufacturer shall submit a certificate of compliance for review and acceptance by the registered design professional responsible for the design, and for approval by the building official.			IBC 1707.7.2			
4. Component manufacturer certification. Each manufacturer of equipment to be placed in a building assigned to Seismic Design Categories E and F, in accordance with Chapter 16, where the equipment has a Component Importance Factor of 1.0 or 1.5 in accordance with Chapter 16, shall maintain an approved quality control program. Evidence of the quality control program shall be permanently identified on each piece of equipment by a label			IBC 1707.7.3			

Project: 84 Marginal Way
Date Prepared:

Quality Assurance Plan – A/M/E/P

QUALITY ASSURANCE FOR SEISMIC RESISTANCE CHECK LIST |IBC 1705|

SEISMIC DESIGN CATEGORY:

QUALITY ASSURANCE PLAN REQUIREMENTS

(A Quality Assurance Plan, enacted through the Special Inspections requirements for this project, are in place for the following systems)

Mechanical/Piping: ☐ Heating, ventilating and air-conditioning (HVAC) ductwork containing hazardous materials and anchorage of such ductwork ☐ Hazardous Material: ☐ Hazardous Material: ☐ Piping systems and mechanical units containing flammable, combustible or highly toxic materials ☐ Material: ☐ Material:	MER
Electrical: ☐ Anchorage of electrical equipment used for emergency or standby power systems ☐ Equipment: ☐ Equipment: ☐ Equipment:	EER
☐ **ADDITIONAL SYSTEMS FOR SEISMIC DESIGN CATEGORY D OR HIGHER:**	
Architectural: ☐ Exterior wall panels and their anchorage ☐ Precast Concrete ☐ Brick ☐ Stone: ☐ Other: ☐ Suspended ceiling systems and their anchorage ☐ Access floors and their anchorage ☐ Steel storage racks and their anchorage ☐ Retail Storage Racks ☐ High Density Files ☐ Other: ☐ Life-safety component required to function after an earthquake: ☐ Engineered Egress Stairs ☐ Fire Protection Sprinkler System ☐ Other: ☐ Other: ☐ Other:	RAR
☐ **ADDITIONAL SYSTEMS FOR SEISMIC DESIGN CATEGORY D OR HIGHER:**	
Electrical: ☐ Electrical equipment	EER

Mechanical Engineer of Record (MER):

Signature Date

Building Code Official's Acceptance:

Signature Date

Electrical Engineer of Record (EER):

Signature Date

Registered Architect of Record (RAR):

Signature Date

Project: 84 Marginal Way
Date Prepared:

Contractor's Statement of Responsibility –Exhibit D

Each contractor responsible for the construction or fabrication of a system or component designated in the Quality Assurance Plan must submit a Statement of Responsibility. The Statement of Responsibility is required for Seismic Design Category C or higher. Make additional copies of this form as required.

Project: 84 Marginal Way

Contractor's Name: Thayer Corporation

Address: 1400 Hotel Rd. Auburn, Me 04210

License No.: ME 5070

Description of designated building systems and components included in the Statement of Responsibility:

HVAC

Contractor's Acknowledgment of Special Requirements

I hereby acknowledge that I have received, read, and understand the Quality Assurance Plan and Special Inspection program.

I hereby acknowledge that control will be exercised to obtain conformance with the construction documents approved by the Building Official.

Dan Thaye
Signature

8/3/07
Date

Contractor's Provisions for Quality Control

Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of reports is attached to this Statement.

Identification and qualifications of the person(s) exercising such control and their position(s) in the organization are attached to this Statement.

THAYER CORPORATION

LINC Service® Contractor

Design/Build/Maintain HVAC

IAQ Engineering & Consultation

AIR CONDITIONING • HEATING • PLUMBING • REFRIGERATION • RESIDENTIAL COMFORT SYSTEMS

Mr. Jared Ballard, Project Engineer
Pizzagalli Construction Company
131 Presumpscot Street
Portland, ME 04103

September 4, 2007

Re: 84 Marginal Way Code Compliance

Dear Jared,

Please be advised and let this correspondence serve as notice that the Mechanical Design for 84 Marginal Way in Portland, Maine was based on ASHRAE 90.1-2004 "Energy Standard for Buildings Except Low-Rise Residential Buildings".

Based on the 2003 International Energy Conservation Code (IECC) Chapter 7 Section 701.1 which states, "Commercial buildings shall meet the requirements of ASHRAE/IESNA 90.1." we are in compliance with the IECC requirements.

If you need further information from Thayer Corporation in regards to this matter, please do not hesitate to contact us.

Sincerely,

Dan Thayer, PE, CIAQP, CEM
President

1400 HOTEL ROAD • AUBURN, MAINE 04210 • (207) 782-4197 • FAX (207) 782.1064
www.thayercorp.com

pizzagalli
construction company

84 Marginal Core and Shell Permit Estimate

Division	Description	Total Amount
Div 2	**Sitework**	
	Precast 16" Square piles-100' avg	748,986.00
	Mobilization	50,000.00
	Bond	15,000.00
	Overage Cost	47,320.00
	Div 2 Sitework	763,000.00
	Survey Layout	15,000.00
	Dewatering	24,000.00
	Sitework	**1,661,306.00**
DIV. 3	**Concrete & Precast**	
	Concrete CIP Package	530,000.00
	Rebar Package	177,000.00
	Site Concrete Package	78,000.00
	4" Slab on deck w/ plumbing -MOB	238,350.00
	4" Slab on deck- w/ pumping-mechanical penthouse	6,338.00
	Wire mesh for SOD-MOB	18,593.00
	Concrete fill stair treads	22,680.00
	Concrete fill stair landing	3,360.00
	Precast parking package	4,412,500.00
	waterproof & caulk	122,000.00
	Crawler luffer crane & operator	119,180.00
	Erect Precast garage	319,286.00
	Erector management fee	44,000.00
	Bond	50,000.00
	Delete Precast Concrete Stairs	-200,000.00
	Concrete & Precast	**5,941,287.00**
DIV. 4	**Masonry**	
	Brick Veneer	354,984.00
	Brick Veneer	281,468.00
	8" CMU Walls	13,104.00
	Masonry	**649,556.00**
DIV. 5	**Structural & Misc Metals**	
	Steel column, beams, joist & deck	1783867.00
	Crawler luffer crane & operator	106050.00
	Wall panel support steel	90000.00
	Poweder coated steel mesh	57200.00
	Alum. Decorative grid work	82952.00
	Entry Canopy allowance	11980.00
	Metal Pan Stairs w/ Handrail	300000.00
	Elevator, Misc. Steel, Ladders, Site rails	27963.00
	Window Washing davits	42000.00
	Structural & Misc Metals	**2,481,992**
DIV. 6	**Rough Carpentry**	
	Parapet Blocking	6391.00
	Roof Blocking/ Curbs	26250.00
	Rough Carpentry	**32,641.00**
DIV. 7	**Thermal & Moisture Protection**	
	Metal Panel siding, penthouse, bldg skin	30870.00
	Alum siding-parapet capping	10740.00
	Metal Panels	12565.00
	Metal Panels	9170.00
	60 Mil epdm roof w/ insul.	100825.00
	Elevator pit water proof	3000.00
	Steel spray fireproofing	129667.00
	Steel spray fireproofing-retail	8750.00
	Exterior caulking	5000.00
	Site Pavers	**310,387.00**
Div. 8	**Doors, Hardware & Glazing**	
	HM Doors, frame & hardware	52500.00
	Alum storefronts-retail	122800.00
	Storefront doors 3/0 x 8/0	4800.00
	Glass Canopy	30800.00
	Lobby entry doors 3/0 x 8/0	15000.00
	Kawneer 1600 spandrel system	1236100.00
	Low- E vision glass	397350.00
	Alum Fixed punch windows 6' x 6'	36,540.00
	Doors, Hardware & Glazing	**1,905,690.00**
Div. 9	**Finishes**	
	Blank exterior wall-brick substrate	355200.00
	Blank exterior wall-spandral substrate	631200.00
	Crawler luffer crane & operator	72000.00
	Drywall furring	10220.00
	Elevator stair shaft liner 2 hr	73458.00
	Mechanical shaft liner	27352.00
	6" 18g Metal framing-lobby vestibule	7224.00
	6" 18g Metal framing-exterior bulkhead, retail	14640.00
	lobby gypsum ceiling	7000.00
	wall framing w/ drywall	5040.00
	balcony wall framing	1584.00
	marble thin-set tile-main lobby	23436.00
	exterior grade suspended ceiling	76125.00
	Pait stair core, lobby	18175.00
	Paint walls- Retail Space (prime only)	3884.00
	Prime walls	7332.00
	paint doors & frames	3150.00
	paint stairs & rails	18000.00
	Finishes	**$1,354,830.00**
Div. 10	**Specialties**	
	Garage signage / safety bars	12400.00
	Specialties	**$12,400.00**
Div. 11	**Equipment**	
	Automated Parking System	88000
	Roll Up doors at garage	27200
	Equipment	**$115,200.00**
Div. 14	**Elevators**	
	Passenger Elevator-2,500#	420970
	Elevators	**$420,970.00**

Total estimate	**$ 14,876,240.00**	
Site work estimate deduct	**$ 813,000.00**	*Per Performance gaurantee*
Building permit adjusted est.	**$ 14,063,240.00**	
Permit fee	$ 20.00	
Permit calculation amt/1000	$ 14,063.25	
Calculation *$10	$ 140,632.49	
Total building permit cost	$ 140,652.49	
Credit for found. Permit payments	$ 28,652.00	
Total due	$ 112,012.49	

Project: 84 Marginal Way
Date Prepared:

Statement of Special Inspections: Non-Structural Disciplines

The attached statement is submitted for informational purposes only; the information in this statement shall be prepared by the appropriate Licensed Design Professional in Responsible Charge for the Referenced Discipline.

Project: 84 Marginal Way
Date Prepared:

Statement of Special Inspections – Architectural

Project: *84 Marginal Way – Medical Office Building*

Location: *Portland, Maine*

Owner: *Atlantic Bayside Trust*

This *Statement of Special Inspections* encompass the following discipline:

☐ Mechanical/Electrical/Plumbing

☒ Architectural ☐ Other: _____

Design Professional in Responsible Charge: *Judy L. Johnson, AIA*

Firm Name: *Harriman Associates*

(Note: *Statement of Special Inspections* for other disciplines may be included under a separate cover)

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and 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 (SIC) and the identity of other approved agencies to be retained for conducting these inspections and tests.

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Code Official (BCO) and the Registered Design Professional in Responsible Charge (RDP). 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 at an interval determined by the RDP, SIC and the BCO.

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 to the BCO 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: ☐ *Upon request of Building Official* _____ or ☒ as required.

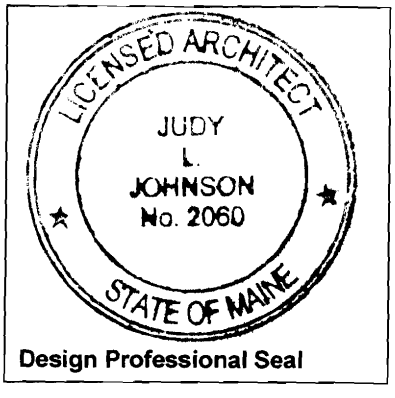
Prepared by:

Judy L. Johnson, AIA

(type or print name of the Registered Design Professional in Responsible Charge)

Judy L. Johnson. 6 Aug 2007.

Signature Date



Design Professional Seal

Owner's Authorization:

Signature Date

Building Code Official's Acceptance:

Signature Date

Project: 84 Marginal Way
Date Prepared:

Statement of Special Inspections – Architectural (Continued)

List of Agents

Project: *84 Marginal Way*

Location: *Portland, ME*

Owner: *Atlantic Bayside Trust*

This *Statement of Special Inspections* encompass the following discipline:

☒ Architectural
☐ Mechanical/Electrical/Plumbing
☐ Other: _____

(Note: *Statement of Special Inspections* for other disciplines may be included under a separate cover)

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

☒ Spray Fire Resistant Material
☐ Exterior Insulation and Finish
☐ Mechanical & Electrical
☐ Architectural Systems
☐ Special Cases

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator (SIC)	*Harriman Associates*	*66 Pearl Street, Suite 301* *Portland, Maine 04101* *(207) 775-0053* *jljohnson@harriman.com*
2. Special Inspector (SI 1)	*Harriman Asociates*	*same*
3. Special Inspector (SI 2)		
4. Testing Agency (TA 1)	*S. W. Cole*	*286 Portland Road* *Gray, Maine 04039* *(207) 657-2866* *rdomingo@swcole.com*
5. Testing Agency (TA 2)	*S. W. Cole*	*same*
6. Other (O1)		

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.

Statement of Special Inspections – Architectural (Continued)

Final Report of Special Inspections (SIC)

[To be completed by the Special Inspections Coordinator (SIC). Note that all Agent's Final Reports must be received prior to issuance.]

Project: *84 Marginal Way*

Location: *Marginal Way and Preble Streets, Portland, Maine*

Owner: *Atlantic Bayside Trust*

Owner's Address: *50 Portland Pier*
Portland, Maine 04101

Architect of Record: *Judy L. Johnson, AIA* (name) *Harriman Associates* (firm)

Registered Design Professional in Responsible Charge: *Judy L. Johnson, AIA* (name) *Harriman Associates* (firm)

To the best of my information, knowledge and belief, the Special Inspections required for this project, and itemized in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved.

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Special Inspection Coordinator

(Type or print name)

(Firm Name)

Signature Date

Licensed Professional Seal

Statement of Special Inspections – Architectural (Continued)

Special Inspector's/Agent's Final Report

Project:

Special Inspector or Agent: _____
(name) *(firm)*

Designation:

To the best of my information, knowledge and belief, the Special Inspections or testing required for this project, and designated for this Inspector/Agent in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved.

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Special Inspector or Agent:

_____
(Type or print name)

_____
Signature Date

Licensed Professional Seal or
Certification Number

Project: 84 Marginal Way
Date Prepared:

Schedule of Special Inspections – Architectural

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 to the Special Inspector for their records. *NOTE VERIFICATION THAT QUALIFIED INDIVIDUALS ARE AVAILABLE TO PERFORM STIPULATED TESTING AND/OR INSPECTION SHOULD BE PROVIDED PRIOR TO SUBMITTING STATEMENT. AGENT QUALIFICATIONS IN SCHEDULE ARE SUGGESTIONS ONLY; FINAL QUALIFICATIONS ARE SUBJECT TO THE DISCRETION OF THE REGISTERED DESIGN PROFESSIONAL PREPARING THE SCHEDULE.*

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge or Special Inspector of Record deems it appropriate that the individual performing a stipulated test or inspection have a specific certification, license or experience as indicated below, such requirement shall be listed below and shall be clearly identified within the schedule under the Agent Qualification Designation.

RA	Registered Architect – a licensed Registered Architect
PE	Professional Engineer – a licensed PE specializing in the discipline to be inspected
EIT	Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

Experienced Testing Technician

ETT	Experienced Testing Technician – An Experienced Testing Technician with a minimum 5 years experience with the stipulated test or inspection

International Code Council (ICC) Certification

ICC-SFSI	Spray-Applied Fireproofing Special Inspector

Exterior Design Institute (EDI) Certification

EDI-EIFS	EIFS Third Party Inspector

Other

Project: 84 Marginal Way
Date Prepared:

Schedule of Special Inspections – Architectural

SPRAYED FIRE-RESISTANT MATERIALS

VERIFICATION AND INSPECTION IBC Section 1704.11	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Surface Conditions: Verify surfaces are prepared in accordance with the approved fire-resistance design and the approved manufacturer's written instructions prior to application of the sprayed fir-resistant material	Y	P	IBC 1704.11.1	TA1		
2. Application: Verify the substrate shall have a minimum ambient temperature before and after application as specified in the approved manufacturer's written instruction. The area for application shall be ventilated during and after application as required by the approved manufacturer's written instructions.	Y	P	IBC 1704.11.2	TA1		
3. Thickness: Verify average thickness of the sprayed fire-resistant materials applied to structural elements shall not be less than the thickness required by the approved fire-resistance design.						
a. Floor, Roofs & Walls: The thickness of the sprayed tire-resistant material applied to floor, roof and wall assemblies shall be determined in accordance with ASTM E 605, taking the average of not less than four measurements for each 1,000 square feet (93 m2) of the sprayed area on each floor or part thereof.	Y	P	IBC1704.11.3.1; ASTM E605	TA1		
b. Structural Framing: The thickness of the sprayed fire-resistant material applied to structural members shall be determined in accordance with ASTM E 605. Thickness testing shall be performed on not less than 25 percent of the structural members on each floor.	Y	P	IBC 1704.11.3.2; ASTM E605	TA1		
4. Density: Verify density of the sprayed fire-resistant material not be less than the density specified in the approved fire-resistant design.	Y	P	IBC1704.11.4; ASTM E605	TA1		
5. Bond: Verify the cohesive/adhesive bond strength of the cured sprayed fire-resistant material applied to structural elements shall not be less than 150 pounds per square foot (psf) (7.18 kN/m2). The cohesive/adhesive bond strength shall be determined in accordance with the field test specified in ASTM E 736 by testing in-place samples.						
a. The test samples for determining the cohesive/adhesive bond strength of the sprayed fire-resistant materials shall be selected from each floor, roof and wall assembly at the rate of not less than one sample for every 10,000 square feet (929 m2) or part thereof of the sprayed area in each story.	Y	P	IBC 1704.11.5.1; ASTM E 736	TA1		
b. The test samples for determining the cohesive/adhesive bond strength of the sprayed fire-resistant materials shall be selected from beams, girders, joists, trusses and columns at the rate of not less than one sample for each type of structural framing member for each 5,000 square feet (464 m2) of floor area or part thereof in each story.	Y	P	IBC 1704.11.5.2; ASTM E 736	TA1		

Project: 84 Marginal Way
Date Prepared:

Schedule of Special Inspections – Architectural

WALL PANEL & VENEER CONSTRUCTION – (Not Applicable – Seismic Design Category C))

VERIFICATION AND INSPECTION IBC Section 1704.10	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Verify exterior and interior architectural wall panels and the anchoring of veneers for building assigned to Seismic Design Category E or F.	NA		Seismic Design Category:			

Project: 84 Marginal Way
Date Prepared:

Schedule of Special Inspections – Architectural

EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) – (Not Applicable)

VERIFICATION AND INSPECTION IBC Section 1704.12	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Visual observation of the installation of EIFS systems without water-resistive barrier.	NA		IBC Section 1704.12			
2. Visual observation of the installation of EIFS systems without a means of draining moisture to the exterior.	NA		IBC Section 1704.12			
3. Visual observation of the installation of EIFS systems not installed over masonry or concrete walls.	NA		IBC Section 1704.12			

Project: 84 Marginal Way
Date Prepared:

Schedule of Special Inspections – Architectural

SEISMIC RESISTANCE – ARCHITECTURAL (Not Applicable – Seismic Design Category C)

VERIFICATION AND INSPECTION IBC Section 1707	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Special inspections for seismic resistance. Special inspection as specified in this section is required for Architectural components. assigned to Seismic Design Category D, E or F			Seismic Design Category:			
a. Periodic special inspection during the erection and fastening of exterior cladding, interior and exterior nonbearing walls and interior and exterior veneer in structures	NA		IBC 1707.6			
b. Suspended ceiling systems and their anchorage	NA					
c. Access floors: Periodic special inspection during the anchorage of access floors	NA		IBC 1707.5			
d. Storage racks: Periodic special inspection during the anchorage of storage racks 8 feet (2438 mm) or greater in height.	NA					
1. Retail Storage Racks	NA					
2. High Density Files	NA					
3. Other:	NA					
3. Life-safety components required to function after an earthquake:	NA					
1. Egress Stairs	NA					
2. Fire Protection Sprinkler System	NA					
3. Other:						
4. Other:						

Project: 84 Marginal Way
Date Prepared:

Quality Assurance Plan – Architectural (Not Applicable – Seismic Design Category C)
QUALITY ASSURANCE FOR SEISMIC RESISTANCE CHECK LIST [IBC 1705]

SEISMIC DESIGN CATEGORY:

QUALITY ASSURANCE PLAN REQUIREMENTS
(A Quality Assurance Plan, enacted through the Special Inspections requirements for this project, are in place for the following systems)

Mechanical/Piping: ☐ Heating, ventilating and air-conditioning (HVAC) ductwork containing hazardous materials and anchorage of such ductwork ☐ Hazardous Material: ☐ Hazardous Material: ☐ Piping systems and mechanical units containing flammable, combustible or highly toxic materials ☐ Material: ☐ Material:	MER
Electrical: ☐ Anchorage of electrical equipment used for emergency or standby power systems ☐ Equipment: ☐ Equipment: ☐ Equipment:	EER

☐ **ADDITIONAL SYSTEMS FOR SEISMIC DESIGN CATEGORY D OR HIGHER: (NOT APPLICABLE)**

Architectural: ☐ Exterior wall panels and their anchorage ☐ Precast Concrete ☐ Brick ☐ Stone: ☐ Other: ☐ Suspended ceiling systems and their anchorage ☐ Access floors and their anchorage ☐ Steel storage racks and their anchorage ☐ Retail Storage Racks ☐ High Density Files ☐ Other: ☐ Life-safety component required to function after an earthquake: ☐ Engineered Egress Stairs ☐ Fire Protection Sprinkler System ☐ Other: ☐ Other: ☐ Other:	RAR

☐ **ADDITIONAL SYSTEMS FOR SEISMIC DESIGN CATEGORY D OR HIGHER:**

Electrical: ☐ Electrical equipment	EER

Mechanical Engineer of Record (MER):

Signature Date

Building Code Official's Acceptance:

Signature Date

Electrical Engineer of Record (EER):

Signature Date

Registered Architect of Record (RAR):

Signature Date

Project: 84 Marginal Way
Date Prepared:

Contractor's Statement of Responsibility –Exhibit D

Each contractor responsible for the construction or fabrication of a system or component designated in the Quality Assurance Plan must submit a Statement of Responsibility. The Statement of Responsibility is required for Seismic Design Category C or higher. Make additional copies of this form as required.

Project:

Contractor's Name:

Address:

License No.:

Description of designated building systems and components included in the Statement of Responsibility:

Contractor's Acknowledgment of Special Requirements

I hereby acknowledge that I have received, read, and understand the Quality Assurance Plan and Special Inspection program.

I hereby acknowledge that control will be exercised to obtain conformance with the construction documents approved by the Building Official.

Signature _____ Date _____

Contractor's Provisions for Quality Control

Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of reports is attached to this Statement.

Identification and qualifications of the person(s) exercising such control and their position(s) in the organization are attached to this Statement.

comm'l subm'tted

Applicant: CAPITAL, LLC / BAYside Med Office Bldg Date: 1/8/07 #07-0108

Address: 84 MArginal WAy C-B-L: 034A-B-001 portion of
442-A-001 portion of

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Construction #07-0969

3/7/07 with RK
Site Need PL shown
I need the methodology from Judy

Zone Location - B-7

Interior or corner lot - Marginal Way & Preble Street Ext (conditional use)

Proposed Use/Work - To construct mixed retail & medical office Bldg with ATTACHED PARKing STRUCTURE - 4 levels of PARKing with 4 levels of office SPACE - 434 pkg sp 459 " "

Sewage Disposal - City

Lot Street Frontage - None

Needs to confirm PL

Front Yard - 10' MAX/can be increased to 75% of mn bldg facade Abutting a street is No more than 10'
b) area included functional & accessible public entrance
c) increased area is not used for parking

Rear Yard - None req'd

Side Yard - None req

Bldg entrances: - min of 1 public ped. entrance facing a Street frontage of the lot

Projections -

Width of Lot - N/A see plan 2/6/07 → Now showing 134.46' parking is 118'

Height - Area A - min 4 floors/MAX 125' → 115' given from ground floor to top of roof beam plans received 2/6/07 → or conditional use by PB for a MAX. height up to 165'

Lot Area - NO min 1.37 Acres or 59,577 sq. ft. 14-496(e)

Lot Coverage/Impervious Surface - 100% allowed - 75% given - ok

Area per Family - N/A

Off-street Parking - 14-299 (f) NO parking req'd under Zoning — governed by site plan PB

Loading Bays - NO loading " " " "

Site Plan - # 2006-0135 - MAJor site plan & conditional use for the parking garage

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 13 - ZONE C AZO.1 using the 3rd scenario volume shows 9' floor to ceiling height, a min of 25

Retail on 1st floor SPACE shall be a min. of 50' depth from the Exterior building WALL

Park setback 35' from primary street ROW Along Marginal Way only 35' scaled

From: Marge Schmuckal
To: Alex Jaegerman ; BMelrose@mitchellassociates.biz
Date: 8/13/2007 12:40:55 PM
Subject: Re: 84 Marginal Way - Bayside Medical Office Bldg

Excellent - If you could give me the date of approval, I can document it on my zoning sheet

>>> Alex Jaegerman 8/13/2007 12:21:10 PM >>>
Yes, the Planning Board did approve the additional height. Rick Knowland has the detailed information, but is on vacation, so I can provide it.

Alex.

>>> Marge Schmuckal 8/13/2007 12:09:51 PM >>>
Betsy,
I did receive your site plan concerning this project. Thank you. On Friday our office also received the building permit and plans to continue the construction of the building on the foundation being built. I have a concern about the height of this structure. The elevation plans are showing a height of 134.46'. The maximum height allowed under the Bayside Height Overlay Map is 125' unless the Planning Board approves the height under a conditional use appeal.

I am checking with planning staff to confirm that your approvals included the conditional use approval for the higher height of building before I can sign off on zoning for this permit.

thank you,
Marge

CC: Barbara Barhydt; Lee Urban; Rick Knowland

From: Jennifer Dorr
To: Alex Jaegerman ; BMelrose@mitchellassociates.biz; Marge Schmuckal
Date: 8/13/2007 12:56:41 PM
Subject: Re: 84 Marginal Way - Bayside Medical Office Bldg

Marge -

The approval date for the conditional height provision was March 27, 2007.

Jen

CC: Barbara Barhydt; Lee Urban; Rick Knowland

SUBSTITUTE THE FOLLOWING:

Bayside Height Overlay Map