

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

Please Read  
Application And  
Notes, If Any,  
Attached

# PERMIT

Permit Number: 081140

PERMIT ISSUED

This is to certify that BROWN J B & SONS/WRIGHT RYAN CONSTRUCTION

has permission to Vacant land for permit #080 - Demolish existing 50' x 80' Masonry Garage

AT 53 DANFORTH ST - 040 A013001

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

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

Notification of inspection must be given and when permission procured before this building or part thereof is altered or closed-in. 24 HOUR 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. Greg Cross

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

*Thomas M. Mulvey* 9/18/08  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

Scanned

# ELECTRICAL PERMIT

## City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical Code and the following specifications:

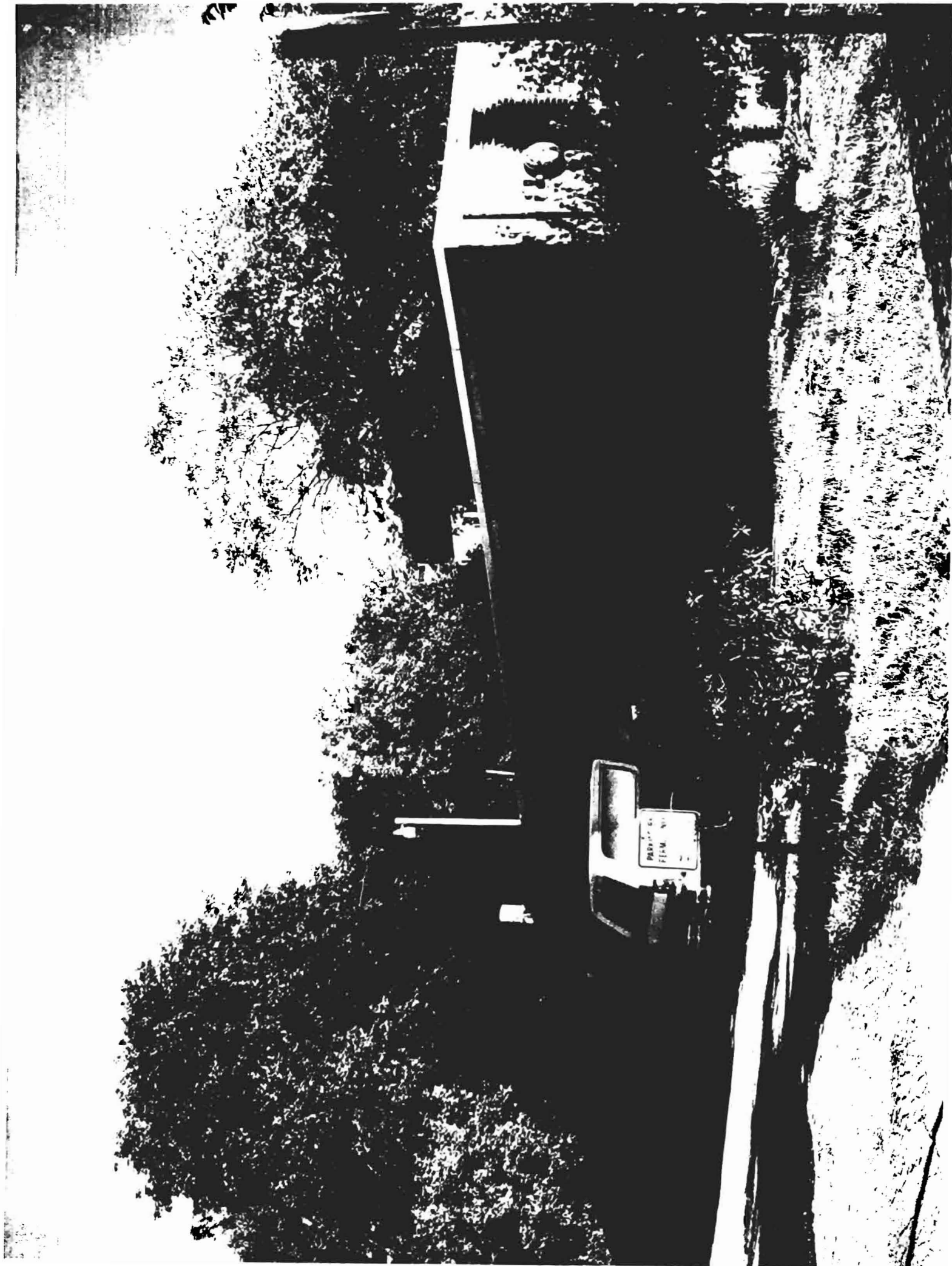
Date 10-6-08  
 Permit # 2008-4716  
 CBL# 40A13

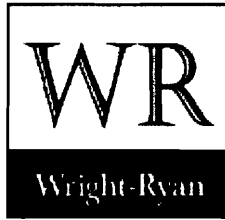
LOCATION: 53 DANFORTH ST METER MAKE & # \_\_\_\_\_  
 CMP ACCOUNT # 441-182-2577-001 OWNER SZANTON COMPANY  
 TENANT \_\_\_\_\_ PHONE # \_\_\_\_\_

										TOTAL	EACH	FEE
OUTLETS	1055	Receptacles	429	Switches	126	Smoke Detector		1612	.20	322.40		
FIXTURES	0	Incandescent	400	Fluorescent	38	Strips		438	.20	87.60		
SERVICES	1	Overhead		Underground	800	TTL AMPS	<800	1	15.00	15.00		
		Overhead		Underground			>800		25.00			
Temporary Service	1	Overhead		Underground	200	TTL AMPS		1	25.00	25.00		
									25.00			
METERS	44	(number of)						44	1.00	44.00		
MOTORS	8	(number of)						8	2.00	16.00		
RESID/COM		Electric units							1.00			
HEATING	2	oil/gas units	2	Interior		Exterior		4	5.00	20.00		
APPLIANCES	43	Ranges		Cook Tops		Wall Ovens		43	2.00	86.00		
		Insta-Hot	3	Water heaters	43	Fans		3	2.00	6.00		
	3	Dryers		Disposals	43	Dishwasher		40	2.00	92.00		
		Compactors		Spa	6	Washing Machine		6	2.00	12.00		
		Others (denote)							2.00			
MISC. (number of)		Air Cond/win							3.00			
		Air Cond/cent				Pools			10.00			
		HVAC		EMS		Thermostat			5.00			
		Signs							10.00			
		Alarms/res							5.00			
	1	Alarms/com						1	15.00	15.00		
		Heavy Duty(CRKT)							2.00			
		Circus/Carnv							25.00			
		Alterations							5.00			
		Fire Repairs							15.00			
	6	E Lights						6	1.00	6.00		
	1	E Generators						1	20.00	20.00		
PANELS	1	Service	43	Remote	1	Main		45	4.00	180.00		
TRANSFORMER		0-25 Kva							5.00			
		25-200 Kva							8.00			
		Over 200 Kva							10.00			
										TOTAL AMOUNT DUE		
										MINIMUM FEE/COMMERCIAL	45.00	
										MINIMUM FEE	35.00	861.00
											55.00	45.00

CONTRACTORS NAME B.H. MILLIKEN INC. MASTER LIC. # ME60016837  
 ADDRESS 175 ANDERSON ST PORTLAND ME 04101 LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 207-879-1877

SIGNATURE OF CONTRACTOR Brian Milliken





September 5, 2008

Harper Hotels (Holiday Inn by the Bay)  
Att: Gustav Tillman  
88 Spring Street  
Portland, Maine 04101

RE: 53 Danforth Street Demolition & Construction

Please be advised that starting on or about September 17, 2008 construction activities will begin at 53 Danforth Street which will include the demolition of the existing one story auto repair garage and new construction of a 4 story wood and masonry apartment building. We expect the overall construction activities to be complete in August 2009.

If at anytime throughout this project you have questions or concerns please feel free to contact me at 773-3625.

Sincerely,

Tom Burrill  
Project Manager

Cc: The Szanton Company  
City of Portland Codes Enforcement  
Project File

*Building Maine's Great Spaces*

Wright-Ryan Construction, Inc. • 10 Danforth Street • Portland, Maine 04101  
Phone (207)773-3625 • Fax (207)773-5173 • [www.wright-ryan.com](http://www.wright-ryan.com)





September 5, 2008

Donna Schwartz  
85 Clinton Street  
Portland, Maine 04101

RE: 53 Danforth Street Demolition & Construction

Please be advised that starting on or about September 17, 2008 construction activities will begin at 53 Danforth Street which will include the demolition of the existing one story auto repair garage and new construction of a 4 story wood and masonry apartment building. We expect the overall construction activities to be complete in August 2009.

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September 5, 2008

Mr. Tom Watson  
104 Grant Street  
Portland, Maine 04101

RE: 53 Danforth Street Demolition & Construction

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September 5, 2008

Youth Alternatives Ingraham  
Att: Mike Tarpinian  
50 Lydia Lane  
South Portland, Maine 04106

RE: 53 Danforth Street Demolition & Construction

Please be advised that starting on or about September 17, 2008 construction activities will begin at 53 Danforth Street which will include the demolition of the existing one story auto repair garage and new construction of a 4 story wood and masonry apartment building. We expect the overall construction activities to be complete in August 2009.

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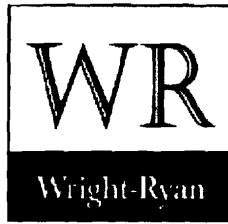
Sincerely,

Tom Burrill  
Project Manager

Cc: The Szanton Company  
City of Portland Codes Enforcement  
Project File

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September 5, 2008

William Berlingieri  
Suzanne Cole  
50 Maple Street  
Portland, Maine 04101

RE: 53 Danforth Street Demolition & Construction

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Sincerely,

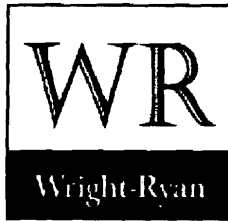
Tom Burrill  
Project Manager

Cc: The Szanton Company  
City of Portland Codes Enforcement  
Project File

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September 5, 2008

Margaret Broucek  
Tracey St. Pierre  
50 Maple Street  
Portland, Maine 04101

RE: 53 Danforth Street Demolition & Construction

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Tom Burrill  
Project Manager

Cc: The Szanton Company  
City of Portland Codes Enforcement  
Project File

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September 5, 2008

J.B. Brown & Sons  
Att: Vin Veroneau  
482 Congress Street  
Portland, Maine 04101

RE: 53 Danforth Street Demolition & Construction

Dear Vin,

Please be advised that starting on or about September 17, 2008 construction activities will begin at 53 Danforth Street which will include the demolition of the existing one story auto repair garage and new construction of a 4 story wood and masonry apartment building. We expect the overall construction activities to be complete in August 2009.

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Sincerely,

Tom Burrill  
Project Manager

Cc: The Szanton Company  
City of Portland Codes Enforcement  
Project File

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August 26, 2008

Gillian Schair  
The Szanton Company  
One City Center, 4th Floor  
Portland, ME 04101  
[gschair@szantoncompany.com](mailto:gschair@szantoncompany.com)

Dear Ms. Schair:

Please find enclosed for your review and file, the bulk sampling results that were collected by Robert Rickett, Maine D.E.P. inspector number AI-0114, at 53 Danforth Street, Portland, Maine on August 12, 2008

A total of eighteen (18) Samples were collected and sent to EMSL in New Jersey where it was analyzed by Polarized Light Microscopy (PLM) (EPA test method #600/M4-82-020) for asbestos content.

The following samples were found to contain asbestos: ALL floor tile, Lino and pipe covering came back with an asbestos content greater than 1%

Attached is the break down of the samples that were collected along with the lab reports.

**The State of Maine Department of Environmental Protection (DEP) considers a material to be an "asbestos containing material" when it is analyzed by PLM and found to contain greater than 1% asbestos, before this building can be torn down all asbestos materials need to be removed and disposed of in accordance with the Maine DEP rules and regulations.**

If you have any further questions or need additional information please feel free to contact me at (207)-773-1276.

Sincerely,



---

Robert W Rickett Jr.  
President

Enclosures



590 County Road, Suite 2, Westbrook ME 04092

Tel (207) 773-1276 \* Fax (207) 772-1203



EMSL Analytical, Inc  
Revised 07/07/99

CHAIN OF CUSTODY

ASBESTOS

MSL Rep: Paul Nyfield

Third Party Billing requires written authorization from third party

our Company Name: Abatement Professionals Corp  
590 County Road  
Westbrook, Maine 04092

EMSL- Bill to: ABAT52

Phone Results to: Robert W Rickett  
Telephone #: 207-773-1276

Fax Results to: Robert W Rickett  
Fax#: 207-772-1203

Project 08-153

Address/Number: 53 Danforth Street, Portland

Purchase Order # 140

MATRIX				TURNAROUND			
Air	<input type="checkbox"/> Soil	<input type="checkbox"/> Micro-Vac		7-10 day test to positive			
Bulk	<input type="checkbox"/> Drinking Water						
Wipe	<input type="checkbox"/> Waste Water						

Please call ahead to schedule TEM AIR, 3 hours, 6 hours. There is a premium charge for 3 hour TAT; call 1-800-220-3675 for price prior to sending samples. You will be asked to sign an authorization form for this service. 12 Hours must arrive by 11:00am Mon-Fri. Please refer to Price Quote

<b>PCM-AIR</b> <input type="checkbox"/> NIOSH 7400 (A) Issue 2: August 1994 <input type="checkbox"/> OSHA w/TWA <input type="checkbox"/> Other:	<b>TEM-AIR</b> <input type="checkbox"/> AHERA 40 CFR, Part 763 Subpart E <input type="checkbox"/> NIOSH 7402 Issue 2 <input type="checkbox"/> EPA Level II	<b>TEM-WATER</b> <input type="checkbox"/> EPA 100.1 <input type="checkbox"/> EPA 100.2 <input type="checkbox"/> NYS 198.2
<b>PLM-Bulk</b> <input checked="" type="checkbox"/> EPA 600/R-93/116 EPA Point Count 400(If Less than 10%) <input type="checkbox"/> NY Stratified Point Count <input type="checkbox"/> PLM NOB (Gravimetric) NYS 198.1 <input type="checkbox"/> NIOSH 9002 <input type="checkbox"/> EMSL Standard Addition	<b>TEM-Bulk</b> <input type="checkbox"/> Drop Mount (Qualitative) <input type="checkbox"/> Chatfield SOP-1988-02 <input type="checkbox"/> TEM NOB (Gravimetric) NY 198.4 <input type="checkbox"/> EMSL Standard Addition	<b>TEM Micro Vac/wipe</b> <input type="checkbox"/> ASTM D 5755-95 <input type="checkbox"/> Wipe Qualitative
<b>SEM Air or Bulk</b> <input type="checkbox"/> Qualitative <input type="checkbox"/> Quantitative	<b>PLM Soil</b> <input type="checkbox"/> EPA Protocol Qualitative <input type="checkbox"/> EPA Protocol Quantitative <input type="checkbox"/> EMSL MSD 9000 Method fibers/gram	<b>XRD</b> <input type="checkbox"/> Asbestos <input type="checkbox"/> Silica NIOSH 7500
		<b>OTHER</b> <input type="checkbox"/>

Client Sample # (s) B-1-A B- 4-C

Total Sample #: 12 plus mastic samples for a total of 18 samples

Relinquished: \_\_\_\_\_ Date: August 12, 2008 Time: 1:00PM

Received: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Relinquished: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_







**EMSL Analytical**

3 Cooper St., Westmont, NJ 08108

Phone: (856) 868-4800 Fax: (856) 858-9551 Email: [westmontleadlab@emsl.com](mailto:westmontleadlab@emsl.com)

Attn: **Robert W Rickett**  
**Abatement Professionals Corp.**  
**590 County Road**  
**Westbrook, ME 04092**

Fax: (207) 772-1203 Phone: (207) 773-1276  
Project: 08-135

Customer ID: ABAT52  
Customer PO: Abat52  
Received: 08/13/08 11:15 AM  
EMSL Order: 200813566

EMSL Proj:  
Report Date: 8/19/2008

**Lead by Flame AAS (SW 846, 7420)**

<i>Client Sample Description</i>	<i>Lab ID</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Lead Concentration</i>
B-5 Exterior Lead	0002	8/12/2008	8/18/2008	790 mg/Kg

Shannon Kauffman, Lead Lab Supervisor  
or other approved signatory

Detection limit is 40 mg/kg. This report relates only to those items tested. Samples received in good condition unless otherwise noted. Quality Control Data associated with this sample set is within acceptable limits, unless otherwise noted.  
ACCREDITATIONS: NJ-NELAP: 04653, AIHA Environmental Lead Laboratory Approval Program: 100194



**EMSL Analytical**

3 Cooper St., Westmont, NJ 08108

Phone: (856) 858-4800 Fax: (856) 858-9551 Email: westmontleadlab@emsl.com

Attn: **Robert W Rickett**  
**Abatement Professionals Corp.**  
**590 County Road**  
**Westbrook, ME 04092**

Customer ID: ABAT52  
Customer PO: Abat52  
Received: 08/13/08 11:15 AM  
EMSL Order: 200813566

Fax: (207) 772-1203 Phone: (207) 773-1276  
Project: 08-135

EMSL Proj:  
Report Date: 8/19/2008

**Lead in Paint Chips by Flame AAS (SW 846 3050B and 7420\*)**

<i>Client Sample Description</i>	<i>Lab ID</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Lead Concentration</i>
B-7	0001	8/12/2008	8/19/2008	<0.01 % wt
Interior Lead				

Shannon Kauffman, Lead Lab Supervisor  
or other approved signatory

Reporting limit is 0.01 % wt. The QC data associated with these sample results included in this report meet the method quality control requirements, unless specifically indicated otherwise. Unless noted, results in this report are not blank corrected. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities.

\* slight modifications to methods applied Samples received in good condition unless otherwise noted. Quality Control Data associated with this sample set is within acceptable limits, unless otherwise noted

ACCREDITATIONS: NJ-NELAP: 04653, AIHA Environmental Lead Laboratory Approval Program: 100194



**EMSL Analytical, Inc.**

107 Haddon Ave., Westmont, NJ 08108

Phone: (856) 868-4800 Fax: (856) 858-4980 Email: westmontasbiab@EMSL.com

Attn: **Robert W Rickett**  
**Abatement Professionals Corp.**  
**590 County Road**  
**Westbrook, ME 04092**

Fax: (207) 772-1203 Phone: (207) 773-1276  
Project: **53 DANFORTH STREET, PORTLAND**

Customer ID: ABAT52  
Customer PO: 140  
Received: 08/13/08 9:50 AM  
EMSL Order: 040820983  
EMSL Proj:  
Analysis Date: 8/25/2008  
Report Date: 8/25/2008

**Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy**

Sample	Location	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
B-1-A TILE 040820983-0001		Brown/Orange Non-Fibrous Homogeneous		97% Non-fibrous (other)	3% Chrysotile
B-1-A MASTIC 040820983-0001A		Black Non-Fibrous Homogeneous		98% Non-fibrous (other)	2% Chrysotile
B-1-B TILE 040820983-0002					Stop Positive (Not Analyzed)
B-1-B MASTIC 040820983-0002A					Stop Positive (Not Analyzed)
B-1-C TILE 040820983-0003					Stop Positive (Not Analyzed)
B-1-C MASTIC 040820983-0003A					Stop Positive (Not Analyzed)
B-2-A 040820983-0004		Brown/White Fibrous Heterogeneous	20% Cellulose	70% Non-fibrous (other)	10% Chrysotile
B-2-B 040820983-0005					Stop Positive (Not Analyzed)

Analyst(s)

Dave Poitras (6)

Stephen Siegel, CIH, Laboratory Manager  
or other approved signatory

Due to magnification limitations inherent in PLM, asbestos fibers in dimensions below the resolution capability of PLM may not be detected. The limit of detection as stated in the method is 1%. The above test report relates only to the items tested and may not be reproduced in any form without the express written approval of EMSL Analytical, Inc. EMSL's liability is limited to the cost of analysis. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted. This report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government.

Analysis performed by EMSL Westmont (NVLAP #101048-0), NY ELAP 10872



EMSL Analytical, Inc.  
107 Haddon Ave., Westmont, NJ 08108  
Phone: (856) 858-4800 Fax: (856) 858-4960 Email: westmontslab@EMSL.com

Attn: **Robert W Rickett**  
**Abatement Professionals Corp.**  
**590 County Road**  
**Westbrook, ME 04092**

Customer ID: ABAT52  
Customer PO: 140  
Received: 08/13/08 9:50 AM  
EMSL Order: 040820983

Fax: (207) 772-1203 Phone: (207) 773-1276  
Project: 53 DANFORTH STREET, PORTLAND

EMSL Proj:  
Analysis Date: 8/25/2008  
Report Date: 8/25/2008

### Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Location	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
B-4-C TILE 040820983-0012					Stop Positive (Not Analyzed)
B-4-C MASTIC 040820983-0012A					Stop Positive (Not Analyzed)

MAINE CERT. #BA-0093

Analyst(s)

Dave Poitras (6)

Stephen Siegel, CIH, Laboratory Manager  
or other approved signatory

Due to magnification limitations inherent in PLM, asbestos fibers in dimensions below the resolution capability of PLM may not be detected. The limit of detection as stated in the method is 1%. The above test report relates only to the items tested and may not be reproduced in any form without the express written approval of EMSL Analytical, Inc. EMSL's liability is limited to the cost of analysis. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted. This report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government.  
Analysis performed by EMSL Westmont (NVLAP #101048-0), NY ELAP 10872

\* \* \* Communication Result Report ( Sep. 4. 2008 2:14PM ) \* \* \*

1) ABATEMENT PROFESSIONALS  
2)

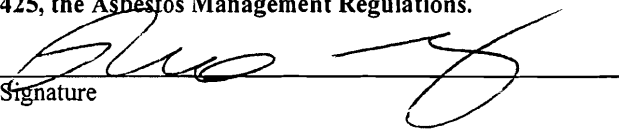
Date/Time: Sep. 4. 2008 2:12PM

File No. Mode	Destination	Pg(s)	Result	Page Not Sent
3594 Memory TX	2876220	P. 4	OK	

Reason for error  
 1) Hang up or line fail  
 2) Busy  
 3) No answer  
 4) No facsimile connection  
 5) Exceeded max. E-mail size

Asbestos Project Notification		State of Maine Department of Environmental Protection Lead & Asbestos Hazard Prevention Program 17 State House Station, Augusta, ME 04333 TEL (207) 287-2651 FAX (207) 287-6220		FORM N Page 1 of 3
<b>2008 Revision</b>				
<b>Important Notice:</b> The notification submitter must send a complete notification including any applicable fee which is postmarked at least 10 calendar days or received by the Department at least 5 working days prior to the start of an asbestos abatement project. This notification must be typewritten or easily legible. An incomplete notification is not acceptable & therefore not of record.				
1. Project* Code APC 08-135 (Assigned by notification submitter) *See definition of project at Chapter 425, 1.CCC	2. Type of Notification <input checked="" type="checkbox"/> Standard (D) <input type="checkbox"/> Facility O&M (Annual) <input checked="" type="checkbox"/> Emergency (E) <input type="checkbox"/> Courtesy (Not Regulated)	3. Type of Activity <input checked="" type="checkbox"/> Demolition (D) <input type="checkbox"/> Renovation (R) <input type="checkbox"/> Repair	4. Variance (Check all that apply) <input checked="" type="checkbox"/> Non-Standard (NS) <input type="checkbox"/> Standard (S) <input checked="" type="checkbox"/> Notification Waiver (10 day)	
5. Asbestos Contractor Name Abatement Professionals Corp Address 590 County Road City Westbrook State Me Zip 04092 Contact Robert Rickitt Jr TEL 287-773-1276 FAX 207-772-1203		6. Facility Owner Name The Suzzon Company Mailing Address One City Center, 4th Floor City Portland State Maine Zip 04101 Contact Gillian Schair TEL 207.408.3442 FAX 207.775.4325 fax		
7. Facility Location (Where removal is to take place) BLDG Name None Floor and/or Rm.# (through first floor) Physical Address 53 denforth City Portland State Maine Zip 04103		8. Facility Description Present Use Vacant Prior Use auto repair BLDG Size No. Floors BLDG Age		
9. Notification Fee (Required fees must accompany notification) <input checked="" type="checkbox"/> \$100.00 - ACM amounts 100 SqFt/100 LbPt to 1000 SqFt/5000 LbPt. <input type="checkbox"/> \$300.00 - ACM amounts greater than 1000 SqFt/5000 LbPt. <input type="checkbox"/> Not Required or Not Included (Complete Block #9A)	9A. Notification Fee Not Included <input type="checkbox"/> Single family home exemption <input type="checkbox"/> ACM amount less than 100 SqFt/100 LbPt <input type="checkbox"/> Fees paid quarterly (Non-Scheduled O&M only) <input type="checkbox"/> BQS exemption	10. Project Work Hours 7 AM to 3:30PM PM (Show actual hours) Weekdays (Check all that apply) <input type="checkbox"/> M <input type="checkbox"/> T <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> T <input checked="" type="checkbox"/> F Weekend (Check all that apply) <input type="checkbox"/> Sat <input type="checkbox"/> Sun		
11. Scheduled Dates for Asbestos Project Project Start Date (mm/dd/yy) 09/10/08 Project Completion Date 09/12/08 ACM Removal Dates (from) 09/10/08 (to) 09/12/08				
12. Asbestos (ACM) Removal				SEE DEP USE ONLY
ACM Type		Amount	Measurement	Postmark/ FAX/ hand delivered
TSI	50	SqFt	LbPt xx	
Boiler	50	SqFt xx	LbPt	Date Received _____
Tile mastic	150	SqFt xx	LbPt	Check # _____
Fire door	20	SqFt xx	LbPt	NESSIAP _____
		SqFt	LbPt	Site _____
		SqFt	LbPt	Variance _____

Asbestos 2008 Notification Form H.400

<b>Asbestos Project Notification</b> 2008 Revision	State of Maine Department of Environmental Protection Lead & Asbestos Hazard Prevention Program 17 State House Station, Augusta, ME 04333 TEL (207) 287-2651 FAX (207) 287-6220	<b>FORM N</b> Page 2 of 3
<b>Project Code</b>  APC-08-135 (As listed on page 1)	<b>13. Demolition</b> (complete as applicable) <input type="checkbox"/> Ordered demolition (structurally unsound) by State or local government (attach copy of order and name of professional engineer who determined building structurally unsound) <input type="checkbox"/> All other demolitions  Demolition Dates:            to	
<b>14. Procedure Used to Detect Presence of Asbestos</b>  <b>Testing</b> <input type="checkbox"/> Assumed Positive <input checked="" type="checkbox"/> Tested Positive <b>Method</b> <input checked="" type="checkbox"/> PLM <input type="checkbox"/> TEM <b>Sampled By</b> RWRJR <span style="margin-left: 150px;">(Print Name)</span>  <b>Company</b> Abatement Professionals	<b>15. Project Clearance</b>  <b>Visual evaluation by:</b> (Air Monitor (if known) and Company) TBD  <b>Air Clearance by:</b> (Air Monitor (if known) and Company) TBD	
<b>Note: Whenever building materials are assumed to contain asbestos, signed bulk sampling disclosure forms must be at the asbestos abatement project site and available for review by the Department.</b>		
<b>16. Asbestos Abatement Methods</b> (check all that apply & submit variance request (Form V) if required) <input type="checkbox"/> Regulated area with containment consisting of 2-layers 4 mil poly on walls & ceiling & 2 layers 6 mil poly on floors <input type="checkbox"/> Regulated area with containment consisting of 1-layer 6 mil poly on walls & ceiling & 2 layers 6 mil poly on floors <input checked="" type="checkbox"/> Regulated area with Exclusion zone <input type="checkbox"/> Multiple non-contiguous glovebags (variance required) <input type="checkbox"/> Contiguous glovebags less than 30 Ln/ft (variance required) <input checked="" type="checkbox"/> Wrap & cut- TSI in good condition (no containment)(variance required) <input type="checkbox"/> Wrap & cut- TSI not in good condition (containment required) <input checked="" type="checkbox"/> Flooring by mechanical equipment/ice scrapers/pry bars <input type="checkbox"/> Intact flooring demo by heavy equipment <input type="checkbox"/> Adhesive by grinding or bead blasting <input type="checkbox"/> Enclosure <input type="checkbox"/> Encapsulation <input type="checkbox"/> Roofing removal by mechanical saws/cutters <input checked="" type="checkbox"/> Other (specify) demo building criticals only		
<b>17. Waste Transporter (Must be ME DEP licensed Non-Hazardous Waste Transporter)</b>  Name    Abatement Professionals Corp Address 590 County Road City    Westbrook State Me Zip 04092 Contact Robert Rickett Jr TEL    207-773-1276 FAX 207-772-1203	<b>18. Disposal Site</b>  Name    Minivera Address Waynesburg City    Waynesburg State Ohio Zip Contact Frank TEL    617-733-3887 FAX	
<b>19. Certification (Notification Submitted by)</b>  I certify that to the best of my knowledge, the information contained in this notification is true and accurate, and that the asbestos abatement contractor will be/has been contracted to implement work practices as required by Maine DEP Chapter 425, the Asbestos Management Regulations.  <div style="display: flex; justify-content: space-between;"> <div data-bbox="121 1757 738 1886">             Signature         </div> <div data-bbox="876 1800 1047 1864"> <b>Robert Rickett</b>            Print Name         </div> </div> Date    September 4, 2008 Mailing Address 590 County Road City    Westbrook State Maine Zip 04092 TEL    207-773-1276            FAX 207-772-1203		

THE FACE OF THE DOCUMENT MUST BE COLORED BACKGROUND OR WHITE PAPER AND ORIGINAL DOCUMENT MUST BE USED FOR THE SECURITY OF THE DOCUMENT.

**ABATEMENT PROFESSIONALS CORP.**

232 RIVERSIDE IND. PKWY  
PORTLAND, ME 04103-1414  
(207) 878-5922

**PEOPLES HERITAGE BANK**  
ONE PORTLAND SQUARE  
PORTLAND, ME 04101

52-7445/2112

34346

9-4-08

PAY TO THE  
ORDER OF

maine Protection fund

\$ 100 -

one hundred

DOLLARS  
Security Features  
included  
Peoples Bank

APC-08-135

MEMO

MP

⑈034346⑈ ⑆211274450⑆ 0240365743⑈

**ABATEMENT PROFESSIONALS CORP.**

34346

50 Danforth St

**ABATEMENT PROFESSIONALS CORP.**

34346



August 26, 2008

Gillian Schair  
The Szanton Company  
One City Center, 4th Floor  
Portland, ME 04101  
[gschair@szantoncompany.com](mailto:gschair@szantoncompany.com)

Dear Ms. Schair:

Please find enclosed for your review and file, the bulk sampling results that were collected by Robert Rickett, Maine D.E.P. inspector number AI-0114, at 53 Danforth Street, Portland, Maine on August 12, 2008

A total of eighteen (18) Samples were collected and sent to EMSL in New Jersey where it was analyzed by Polarized Light Microscopy (PLM) (EPA test method #600/M4-82-020) for asbestos content.

The following samples were found to contain asbestos: ALL floor tile, Lino and pipe covering came back with an asbestos content greater than 1%

Attached is the break down of the samples that were collected along with the lab reports.

**The State of Maine Department of Environmental Protection (DEP) considers a material to be an "asbestos containing material" when it is analyzed by PLM and found to contain greater than 1% asbestos, before this building can be torn down all asbestos materials need to be removed and disposed of in accordance with the Maine DEP rules and regulations.**

If you have any further questions or need additional information please feel free to contact me at (207)-773-1276.

Sincerely,



Robert W Rickett Jr.  
President

Enclosures



590 County Road, Suite 2, Westbrook ME 04092

Tel (207) 773-1276 \* Fax (207) 772-1203



EMSL Analytical, Inc  
Revised 07/07/99

CHAIN OF CUSTODY

**ASBESTOS**

MSL Rep: Paul Nyfield

Third Party Billing requires written authorization from third party

our Company Name: Abatement Professionals Corp  
590 County Road  
Westbrook, Maine 04092

EMSL- Bill to: ABAT52

Phone Results to: Robert W Rickett  
Telephone #: 207-773-1276

Fax Results to: Robert W Rickett  
Fax#: 207-772-1203

Project 08-153

Name/Number: 53 Danforth Street, Portland

Purchase Order # 140

MATRIX				TURNAROUND			
Air	<input type="checkbox"/> Soil	<input type="checkbox"/> Micro-Vac		7-10 day test to positive			
Bulk	<input type="checkbox"/> Drinking Water						
Wipe	<input type="checkbox"/> Waste Water						

Please call ahead to schedule TEM AIR, 3 hours, 6 hours. There is a premium charge for 3 hour TAT; call 1-800-220-3675 for price prior to sending samples  
You will be asked to sign an authorization form for this service  
12 Hours must arrive by 11:00am Mon-Fri. Please refer to Price Quote

<p><b>PCM-AIR</b></p> <input type="checkbox"/> NIOSH 7400 (A) Issue 2: August 1994 <input type="checkbox"/> OSHA w/TWA <input type="checkbox"/> Other:	<p><b>TEM-AIR</b></p> <input type="checkbox"/> AHERA 40 CFR, Part 763 Subpart E <input type="checkbox"/> NIOSH 7402 Issue 2 <input type="checkbox"/> EPA Level II	<p><b>TEM-WATER</b></p> <input type="checkbox"/> EPA 100.1 <input type="checkbox"/> EPA 100.2 <input type="checkbox"/> NYS 198.2
<p><b>PLM-Bulk</b></p> <input checked="" type="checkbox"/> EPA 600/R-93/116 <input type="checkbox"/> EPA Point Count 400(If Less than 10%) <input type="checkbox"/> NY Stratified Point Count <input type="checkbox"/> PLM NOB (Gravimetric) NYS 198.1 <input type="checkbox"/> NIOSH 9002 <input type="checkbox"/> EMSL Standard Addition	<p><b>TEM-Bulk</b></p> <input type="checkbox"/> Drop Mount (Qualitative) <input type="checkbox"/> Chatfield SOP-1988-02 <input type="checkbox"/> TEM NOB (Gravimetric) NY 198.4 <input type="checkbox"/> EMSL Standard Addition	<p><b>TEM Micro Vac/wipe</b></p> <input type="checkbox"/> ASTM D 5755-95 <input type="checkbox"/> Wipe Qualitative
<p><b>SEM Air or Bulk</b></p> <input type="checkbox"/> Qualitative <input type="checkbox"/> Quantitative	<p><b>PLM Soil</b></p> <input type="checkbox"/> EPA Protocol Qualitative <input type="checkbox"/> EPA Protocol Quantitative <input type="checkbox"/> EMSL MSD 9000 Method fibers/gram	<p><b>XRD</b></p> <input type="checkbox"/> Asbestos <input type="checkbox"/> Silica NIOSH 7500
		<p><b>OTHER</b></p> <input type="checkbox"/>

Client Sample # (s) B-1-A B- 4-C

Total Sample #: 12 plus mastic samples for a total of 18 samples

Relinquished: \_\_\_\_\_ Date: August 12, 2008 Time: 1:00PM

Received: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_  
 Relinquished: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_



**EMSL Analytical, Inc.**  
 107 Haddon Ave., Westmont, NJ 08108  
 Phone: (856) 858-4800 Fax: (856) 858-4960 Email: westmontslab@EMSL.com

Attn: **Robert W Rickett**  
**Abatement Professionals Corp.**  
**590 County Road**  
**Westbrook, ME 04092**

Customer ID: ABAT52  
 Customer PO: 140  
 Received: 08/13/08 9:50 AM  
 EMSL Order: 040820983  
 EMSL Proj:  
 Analysis Date: 8/25/2008  
 Report Date: 8/25/2008

Fax: (207) 772-1203 Phone: (207) 773-1276  
 Project: 53 DANFORTH STREET, PORTLAND

**Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy**

Sample	Location	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
B-2-C 040820983-0006					Stop Positive (Not Analyzed)
B-3-A 040820983-0007		Brown/White Fibrous Homogeneous	40% Cellulose	30% Non-fibrous (other)	30% Chrysotile
B-3-B 040820983-0008					Stop Positive (Not Analyzed)
B-3-C 040820983-0009					Stop Positive (Not Analyzed)
B-4-A TILE 040820983-0010		Brown/Orange Non-Fibrous Homogeneous		97% Non-fibrous (other)	3% Chrysotile
B-4-A MASTIC 040820983-0010A		Black Fibrous Homogeneous		98% Non-fibrous (other)	2% Chrysotile
B-4-B TILE 040820983-0011					Stop Positive (Not Analyzed)
B-4-B MASTIC 040820983-0011A					Stop Positive (Not Analyzed)

Analyst(s)  
 \_\_\_\_\_  
 Dave Poitras (6)

*Stephen Siegel*  
 \_\_\_\_\_  
 Stephen Siegel, CIH, Laboratory Manager  
 or other approved signatory

Due to magnification limitations inherent in PLM, asbestos fibers in dimensions below the resolution capability of PLM may not be detected. The limit of detection as stated in the method is 1%. The above test report relates only to the items tested and may not be reproduced in any form without the express written approval of EMSL Analytical, Inc. EMSL's liability is limited to the cost of analysis. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted. This report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government.  
 Analysis performed by EMSL Westmont (NVLAP #101048-0), NY ELAP 10872



**EMSL Analytical**

3 Cooper St., Westmont, NJ 08108

Phone: (856) 858-4800 Fax: (856) 858-9551 Email: [westmontleadlab@emsl.com](mailto:westmontleadlab@emsl.com)

Attn: **Robert W Rickett**  
**Abatement Professionals Corp.**  
**590 County Road**  
**Westbrook, ME 04092**

Customer ID: ABAT52  
Customer PO: Abat52  
Received: 08/13/08 11:15 AM  
EMSL Order: 200813566

Fax: (207) 772-1203 Phone: (207) 773-1276  
Project: 08-135

EMSL Proj:  
Report Date: 8/19/2008

**Lead by Flame AAS (SW 846, 7420)**

<i>Client Sample Description</i>	<i>Lab ID</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Lead Concentration</i>
B-5 Exterior Lead	0002	8/12/2008	8/18/2008	790 mg/Kg

Shannon Kauffman, Lead Lab Supervisor  
or other approved signatory

Detection limit is 40 mg/kg. This report relates only to those items tested. Samples received in good condition unless otherwise noted. Quality Control Data associated with this sample set is within acceptable limits, unless otherwise noted

ACCREDITATIONS: NJ-NELAP: 04653, AIHA Environmental Lead Laboratory Approval Program: 100194



**EMSL Analytical**

3 Cooper St., Westmont, NJ 08108

Phone: (856) 858-4800 Fax: (856) 858-9551 Email: [westmontleadlab@emsl.com](mailto:westmontleadlab@emsl.com)

Attn: **Robert W Rickett**  
**Abatement Professionals Corp.**  
**590 County Road**  
**Westbrook, ME 04092**

Customer ID: ABAT52  
Customer PO: Abat52  
Received: 08/13/08 11:15 AM  
EMSL Order: 200813566

Fax: (207) 772-1203 Phone: (207) 773-1276  
Project: 08-135

EMSL Proj:  
Report Date: 8/19/2008

**Lead in Paint Chips by Flame AAS (SW 846 3050B and 7420\*)**

<i>Client Sample Description</i>	<i>Lab ID</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Lead Concentration</i>
B-7	0001	8/12/2008	8/19/2008	<0.01 % wt
Interior Lead				

Shannon Kauffman, Lead Lab Supervisor  
or other approved signatory

Reporting limit is 0.01 % wt. The QC data associated with these sample results included in this report meet the method quality control requirements, unless specifically indicated otherwise. Unless noted, results in this report are not blank corrected. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities.

\* slight modifications to methods applied Samples received in good condition unless otherwise noted. Quality Control Data associated with this sample set is within acceptable limits, unless otherwise noted

ACCREDITATIONS: NJ-NELAP: 04853, AIHA Environmental Lead Laboratory Approval Program: 100194

040820983

590 County Road, Suite 2, Westbrook ME 04092

Tel (207) 773-1276 \* Fax (207) 772-1203



EMSL Analytical, Inc  
 Revised 07/07/99

CHAIN OF CUSTODY

ASBESTOS

EMSL Rep: Paul Nyfield

Third Party Billing requires written authorization from third party

Your Company Name: Abatement Professionals Corp  
 590 County Road  
 Westbrook, Maine 04092

EMSL - Bill No: AJA152

Phone Results to: Robert W Rickett  
 Telephone #: 207-773-1276

Fax Results to: Robert W Rickett  
 Fax#: 207-772-1203

Project 08-153

Name/Number: 53 Danforth Street, Portland

Purchase Order # 140

MATRIX			TURNAROUND			
<input type="checkbox"/> Air	<input type="checkbox"/> Soil	<input type="checkbox"/> Micro-Vac		7-10 day test to positive		
<input checked="" type="checkbox"/> Bulk	<input type="checkbox"/> Drinking Water					
<input type="checkbox"/> Wipe	<input type="checkbox"/> Waste Water					

Please call ahead to schedule TEM AIR, 3 hours, 6 hours. There is a premium charge for 3 hour TAT, call 1-800-220-3675 for price prior to sending samples. You will be asked to sign an authorization form for this service. \* 12 Hours must arrive by 11:00am Mon-Fri. Please refer to Price Quote

<p><b>PCM-AIR</b></p> <input type="checkbox"/> NIOSH 7400 (A) Issue 2: August 1994 <input type="checkbox"/> OSHA w/TWA <input type="checkbox"/> Other:	<p><b>TEM-AIR</b></p> <input type="checkbox"/> AHERA 40 CFR, Part 763 Subpart E: EPA 100.1 <input type="checkbox"/> NIOSH 7402 Issue 2 <input type="checkbox"/> EPA Level II	<p><b>TEM-WATER</b></p> <input type="checkbox"/> EPA 100.2 <input type="checkbox"/> NYS 198.2
<p><b>PLM-Bulk</b></p> <input checked="" type="checkbox"/> EPA 600/R-93/116 <input type="checkbox"/> EPA Point Count 400 (If Less than 10%) <input type="checkbox"/> NY Stratified Point Count <input type="checkbox"/> PLM NOB (Gravimetric) NYS 198.1 <input type="checkbox"/> NIOSH 9002 <input type="checkbox"/> EMSL Standard Addition	<p><b>TEM-Bulk</b></p> <input type="checkbox"/> Drop Mount (Qualitative) <input type="checkbox"/> Chatfield SOP-1988-02 <input type="checkbox"/> TEM NOB (Gravimetric) NY 198.4 <input type="checkbox"/> EMSL Standard Addition	<p><b>TEM Micro Vac/wipe</b></p> <input type="checkbox"/> ASTM D 5755-95 <input type="checkbox"/> Wipe Qualitative
<p><b>SEM Air or Bulk</b></p> <input type="checkbox"/> Qualitative <input type="checkbox"/> Quantitative	<p><b>PLM Soil</b></p> <input type="checkbox"/> EPA Protocol Qualitative <input type="checkbox"/> EPA Protocol Quantitative <input type="checkbox"/> EMSL MSD 9000 Method fibers/gram	<p><b>XRD</b></p> <input type="checkbox"/> Asbestos <input type="checkbox"/> Silica NIOSH 7500
		<p><b>OTHER</b></p> <input type="checkbox"/>

SAMPLES ACCEPTED FOR ANALYSIS BY EMSL ANALYTICAL INC  
 RECEIVED  
 AUG 12 2008 11:30  
 WESTBROOK, ME

Client Sample # (s) B-1-A B-4-C

Total Sample #: 12

Relinquished: [Signature]

Date: August 12, 2008 Time: 1:00PM

Received: DM-FX-150A

Date: \_\_\_\_\_ Time: \_\_\_\_\_

**Scope of work:**

- 75 LnFt of Thermal System Insulation
- SqFt of FT/Mastic/Carpet/Lino
- Ceiling Removal
- 50 SqFt of Boiler/Breeching
- Whole Component Removal?
- Other: Specify:

**Project Design Information:**

- XXX Mobilize Site
- XXX Erect "Caution " & "Keep out" Signage
- XXX Pre-Clean Work Area
- XXX Install Critical Barriers
- Construct 2-Layer poly Containment
- Construct 1-Layer poly Containment
- Install Criticals, only if non-porous
- Construct 3-Stage Worker Decon
- Establish Reduced Airflow in containment
- Construct Remote Decon Unit

**Electrical:**

- XXX Use Existing power supply
- Use Power panel board
- Electrician will install power
- Use Roto-Phase

**Worker Protection:**

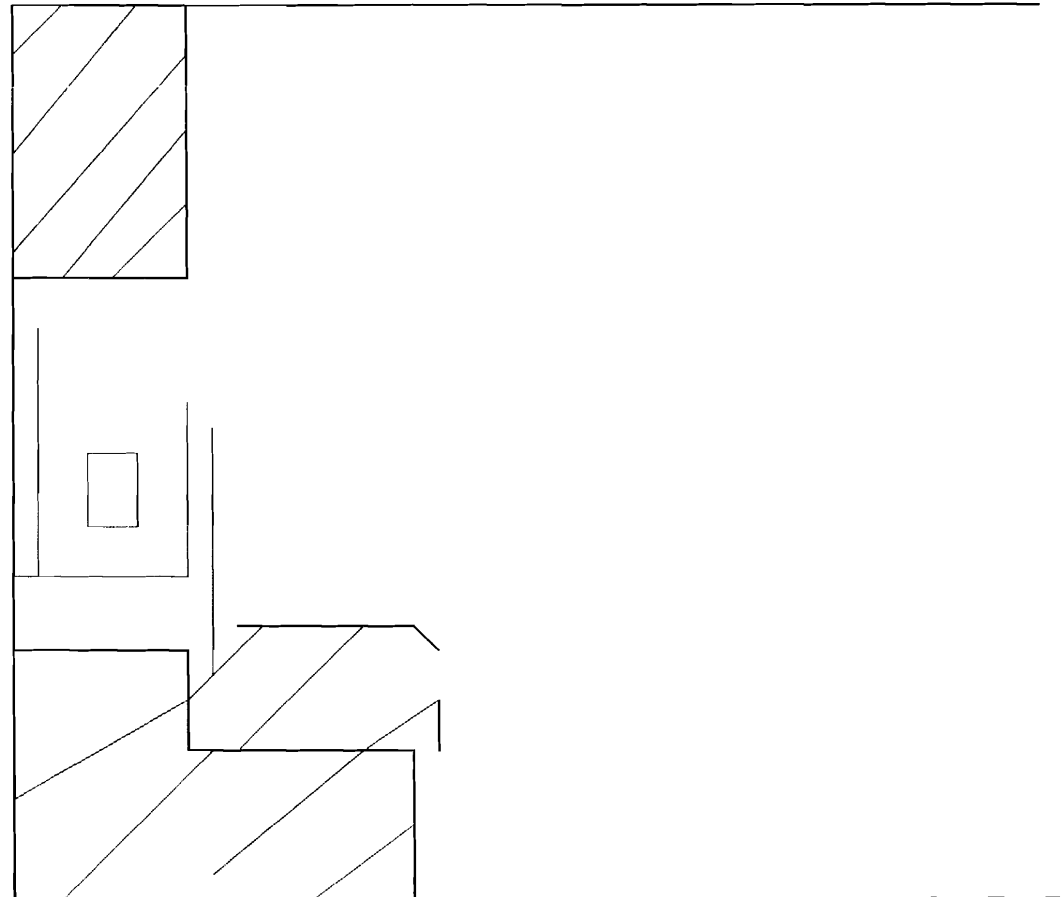
- XXX Use Protective Suits
- XXX Use Proper respirator
- XXX Use Proper Footwear

**Removal Procedures:**

- XXX Properly Wet Material being removed
- XXX Use leak tight containers for waste
- XXX Fine Clean Work Area
- Wash Floors with TSP
- XXX Visual Inspection of Work Area
- Run (2) Air Samples & Take to closest lab
- XXX Air Samples Via Independent
- XXX Demobilize Work Area

**Key Symbols:**

- Containment Barrier
- Decon Unit
- Negative Air Machine
- Window
- Thermal System Insulation
- Power/Water



Abatement Professionals  
 590 County Road  
 Westbrook, Maine 04092  
 773-1276

DC-0027

Robert W. Rickett, Jr. Design Consultant

**Asbestos  
Project  
Notification**

Project Code  
APC-08-135

State of Maine  
Department of Environmental Protection  
Lead & Asbestos Hazard Prevention Program  
17 State House Station, Augusta, ME 04333  
TEL (207) 287-2651 FAX (207) 287-6220

**FORM  
N**

Page 3 of 3

2008 Revision

**20. Emergency Notification** (oral notification must be made within 1 working day of the emergency)

Complete when a waiver to the standard notification period is requested for an emergency asbestos removal project which is necessitated by a sudden, unexpected event such as non-routine failures of equipment or by actions of fire and emergency medical personnel pursuant to duties within their official capacities. Written emergency notification must be received by the Department as soon as possible, but no later than 72 hours after the emergency.

**Detailed Explanation (Include the date and hour on which the emergency occurred)**

\_\_\_\_\_  
Signature (Emergency Notification requested by)

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

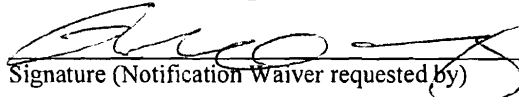
**MEDEP Action on Emergency Notification**

**APPROVED**     **DISAPPROVED** (by) \_\_\_\_\_  
(date) \_\_\_\_\_

**21. Notification Waiver Request** (must be received by MEDEP at least 24 hours prior to the start of the project)

Complete when a waiver to the standard notification period is requested when reasonable planning & foresight could not have predicted the event & other notification procedures would not suffice to protect public health & the environment. Examples include discovering additional asbestos-containing material during a renovation or demolition for which an asbestos inspection was conducted (e.g., within a wall cavity or plumbing chase), a public health threat exists or will develop (e.g. clean up following a fiber release episode), or unforeseeable circumstance (e.g., boiler & associated piping/valves failure).

**Detailed Explanation**    **Property is under contract and is scheduled to close on September 16, 2008, this material needs to be removed before closing or the sale could fail**

  
\_\_\_\_\_  
Signature (Notification Waiver requested by)

**Robert Rickett**  
Print Name

Date    **September 4, 2008**

**MEDEP Action on Notification Waiver Request**

**APPROVED**     **DISAPPROVED** (by) \_\_\_\_\_  
(date) \_\_\_\_\_



<b>Asbestos Project Notification</b>  2008 Revision	State of Maine Department of Environmental Protection Lead & Asbestos Hazard Prevention Program 17 State House Station, Augusta, ME 04333 TEL (207) 287-2651 FAX (207) 287-6220	<b>FORM N</b>  Page 1 of 3
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**Important Notice:** The notification submitter must send a complete notification including any applicable fee which is postmarked at least 10 calendar days or received by the Department at least 5 working days prior to the start of an asbestos abatement project. This notification must be typewritten or easily legible. An incomplete notification is not acceptable & therefore not of record.

<b>1. Project* Code</b>  APC 08-135 (Assigned by notification submitter) *See definition of project at Chapter 425.1.CCC	<b>2. Type of Notification</b> <input checked="" type="checkbox"/> Standard (O) <input type="checkbox"/> Facility O&M (Annual) <input checked="" type="checkbox"/> Emergency (E) <input type="checkbox"/> Courtesy (Not Regulated)	<b>3. Type of Activity</b> <input checked="" type="checkbox"/> Demolition (D) <input type="checkbox"/> Renovation (R) <input type="checkbox"/> Repair	<b>4. Variances</b> (Check all that apply) <input checked="" type="checkbox"/> Non-Standard (NS) <input type="checkbox"/> Standard (S) <input checked="" type="checkbox"/> Notification Waiver (10 day)
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<b>5. Asbestos Contractor</b>  Name Abatement Professionals Corp Address 590 County Road City Westbrook State Me Zip 04092 Contact Robert Rickett Jr TEL 207-773-1276 FAX 207-772-1203	<b>6. Facility Owner</b>  Name The Szanton Company Mailing Address One City Center, 4th Floor City Portland State Maine Zip 04101 Contact Gillian Schair TEL 207.400.3442 FAX 207.775.4325 fax
--	--

<b>7. Facility Location (Where removal is to take place)</b>  BLDG Name None Floor and/or Rm.# thruout first floor Physical Address 53 danforth City Portland State Maine Zip 04103	<b>8. Facility Description</b>  Present Use Vacant Prior Use auto repair BLDG Size No. Floors BLDG Age
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<b>9. Notification Fees (Required fees must accompany notification)</b> <input checked="" type="checkbox"/> \$100.00 = ACM amounts 100 SqFt/100 LnFt to 1000 SqFt/5000 LnFt. <input type="checkbox"/> \$200.00 = ACM amounts greater than 1000 SqFt/5000 LnFt. <input type="checkbox"/> Not Required or Not Included (Complete Block #9A)	<b>9A. Notification Fee Not Included</b> <input type="checkbox"/> Single family home exemption <input type="checkbox"/> ACM amount less than 100 SqFt/100 LnFt <input type="checkbox"/> Fees paid quarterly (Non-Scheduled O&M only) <input type="checkbox"/> BGS exemption	<b>10. Project Work Hours</b> 7 AM to 3:30PM PM (Show actual hours)  <b>Weekdays (Check all that apply)</b> <input type="checkbox"/> M <input type="checkbox"/> T <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> T <input checked="" type="checkbox"/> F  <b>Weekend (Check all that apply)</b> <input type="checkbox"/> Sat <input type="checkbox"/> Sun
--	---	---

**11. Scheduled Dates for Asbestos Project**  
 Project Start Date (mm/dd/yy) 09/10/08 Project Completion Date 09/12/08  
 ACM Removal Dates (from) 09/10/08 (to) 09/12/08

12. Asbestos (ACM) Removal			ME DEP USE ONLY
ACM Type	Amount	Measurement	Postmark/ FAX/ hand delivered _____  Date Received _____ Check # _____ NESHAP _____ State _____ Variance _____
TSI	50	SqFt LnFt xx	
Boiler	50	SqFt xx LnFt	
Tile mastic	150	SqFt xx LnFt	
Fire door	20	SqFt xx LnFt	
		SqFt LnFt	
		SqFt LnFt	

Work Plan  
For  
Removal of Floor tile

- Mobilize Site, Water and Power
- Construct 3 Chamber Decontamination Unit
- Install critical barriers over doors & windows and seal with duct tape and poly sheeting.
- Install a single layer poly wall covering all surfaces within the room
- Establish control area with “Danger” asbestos tape and signs
- Install 2000 CFM Negative Air machines to establish Negative pressure to  $>.02$
- Donning suits and respirators with HEPA filters, remove floortile by using heat guns, tile poppers keep material wet, and place in fiber barrel.
- Waste out Barrels
- Fine clean containment
- A “aggressive” PCM samples will be run after the removal process is completed.
- Upon passing, Demobilize from area and turn it back over to the owner..

---

Robert W Rickett Jr  
DC-0027

## **WORK PLAN FOR WRAP AND CUT PROJECTS REQUIRING THE USE OF GLOVEBAGS.**

1. Establish asbestos abatement control zone.
2. Install critical barriers on doorways, windows, vents and penetrations cover immovable objects within the proposed regulated area with a single layer of 6-mil poly.
3. Lay a 6-mil poly drop cloth under the Thermal system insulation
4. Construct a contiguous or remote three-stage decontamination unit
5. Install HEPA exhaust units and establish reduced airflow environment this will be vented to the exterior unless a variance has been applied for.
6. Mobilize needed equipment into the proposed regulated work area.
7. Post all applicable signage on containment and around the work area.
8. Ensure that all workers and supervisors entering into the regulated area remove all street clothing before donning their personal protective equipment and respirators in the decontamination unit before proceeding to the regulated area.
9. Wet the component/pipes with water.
10. Wrap the component/pipes with 2 layers of 6-mil poly sheeting, overlapping the seams and securing with duct tape creating a fiber tight container.
11. Conduct glovebag removals at appropriate intervals using standard glovebag removal techniques.
12. Remove glovebags and cut bare pipe using appropriate method.
13. Label wrapped components/pipes as asbestos waste.
14. Transfer wrapped labeled waste out of work area to secure location.
15. Conduct fine cleaning/visual inspection clearance by state licensed supervisor or independent air monitor.
16. Conduct area clearance air samples according to state of Maine D.E.P. criteria for projects over 3 sq. ft./ln. Ft. Independent clearances for projects over 100 sq. ft./ln. Ft. combined.
17. Air clearance sample(s) to be analyzed by an independent laboratory/air analyst.

## **WORK PLAN FOR THERMAL SYSTEM INSULATION REMOVALS**

1. Establish asbestos abatement control zone.
2. Install critical barriers on doorways, windows, vents and penetrations.
3. Construct SINGLR LAYER 6-MIL poly containment covering uncontaminated walls, floors & ceilings as prescribed by law for friable asbestos use of 2 layers 4-mil poly walls and as required by chapter 425 work standards.
4. Construct contiguous 3-chamber worker/material decon unit in accordance with the DEP standards and take into consideration any work practice variances that may have been applied for and granted.
5. Install HEPA exhaust units and establish reduced pressure at -.02 inches water/barometric this will be vented to the exterior unless a variance has been applied for.
6. Post all applicable signage on containment and around the work area.
7. All workers entering the regulated work area must have the proper worker protection equipment, as required for the task at hand.
8. Conduct gross removal using wet methods and amended water properly collect and package waste in the proper leak tight container. All waste will be removed from the work area. All surfaces where asbestos material is removed will be cleaned so that no visible material is left.
9. Conduct fine cleaning/visual inspection clearance by state licensed supervisor or independent air monitor.
10. Conduct area clearance air samples according to state of Maine D.E.P. criteria for projects over 3 sq. ft./ln. Ft. Independent clearances for projects over 100 sq. ft./ln. Ft. combined.
11. Air clearance sample(s) to be analyzed by an independent laboratory/air analyst.

If E.P.A. clean air criteria of  $< .010$  f/cc of air is achieved then dismantle the work containment.

If not clean air criteria aren't achieved then you must begin at #7 again and repeat these steps until clean air criteria are achieved.

Robert Rickett  
Designer DC-0027

# Abatement Professionals

590 County Road  
Westbrook, Maine 04092

**Project Information**  
**Contact Robert Rickett**

Date: September 10, 2008

Start Time: 7am

Project Name: 53 Danforth Street, Portland, Maine

Client: Gillian Schair

Contact: Phone: 400-3442

Industrial Hygiene Firm: AQM for clearance  
Time & Date:

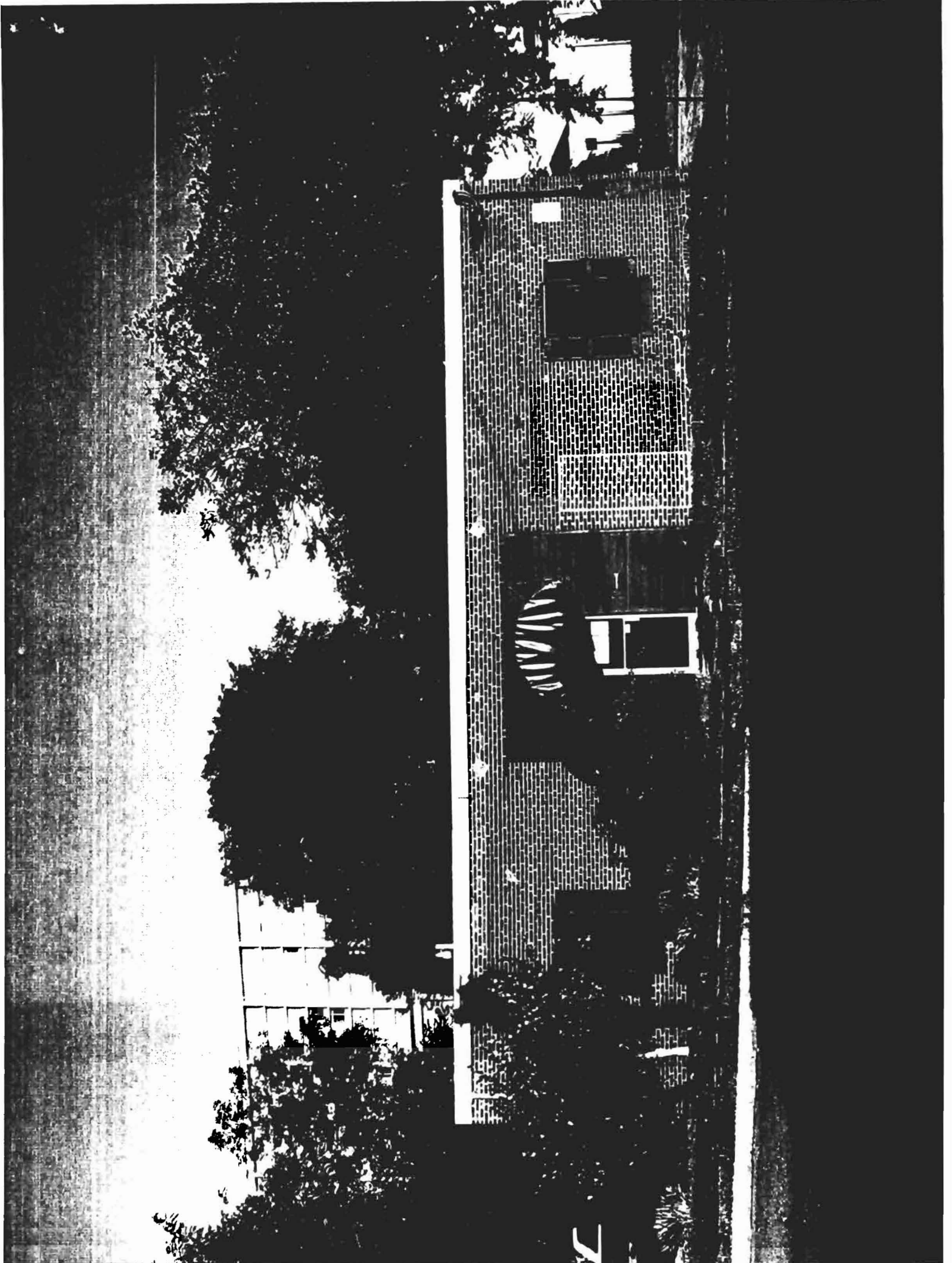
General Contractor:

Directions: see attached map

On Site Phone: **none**  
Start & End Date:

Special Equipment needed: Building demo Criticals only, will need some lighting as all of the bulbs have been removed from the building

MISC. Information:





*State of Maine*  
 Department of Public Safety  
**Construction Permit**



Reviewed  
 for Barrier  
 Free

# 17959

**Sprinkled**  
**Sprinkler Supervised**

**53 DANFORTH STREET**  
 Located at: 53 DANFORTH STREET  
**PORTLAND**  
 Occupancy/Use: APARTMENTS

040 A013

Permission is hereby given to:

MAINE WORKFORCE HOUSING LLC

ONE CITY CENTER 4TH FLOOR  
 PORTLAND, ME 04101

to construct or alter the afore referenced building according to the plans hitherto filed with the Commisioner and now approved.

No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

*This permit will expire at midnight on the 3 rd of March 2009*

Dated the 4 th day of September A.D. 2008

Commissioner

**Copy-3 Code Enforcement Officer**

Comments:

Code Enforcement Officer  
 PORTLAND, ME

# A R C H E T Y P E

September 30, 2008

Tom Burrill  
Project manager  
Wright-Ryan Construction

040-A-013

**RE: 53 Danforth Street – Portland, Maine**

Tom,

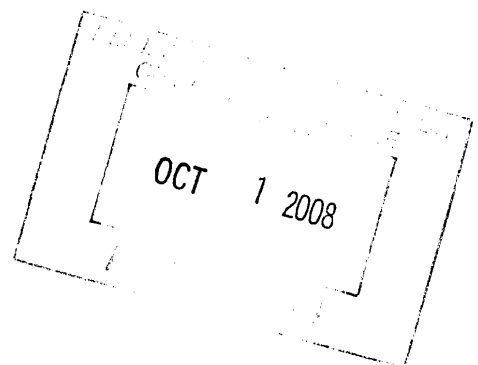
Based on comments and review of our building plans by the City of Portland which came back after the final contract was signed, the following items will need to be addressed and amended to the contract as Construction Change Directives:

1. See drawing SK01 below for changes to the door at elevator lobbies floors 2 through 5 which will provide a one hour separation between the lobby and the corridor.
2. Due to an adjustment in the Seismic Design Classification the attached specification sections must be modified to incorporate changes to the installation of the acoustic tile suspended ceilings and the piping hangers. See below.
3. See drawing SKPL-1 below for relocation of the water storage tank and associated equipment in the Solar/Janitor room on the second floor north of the elevator. This will allow for the installation of electrical equipment as designed.

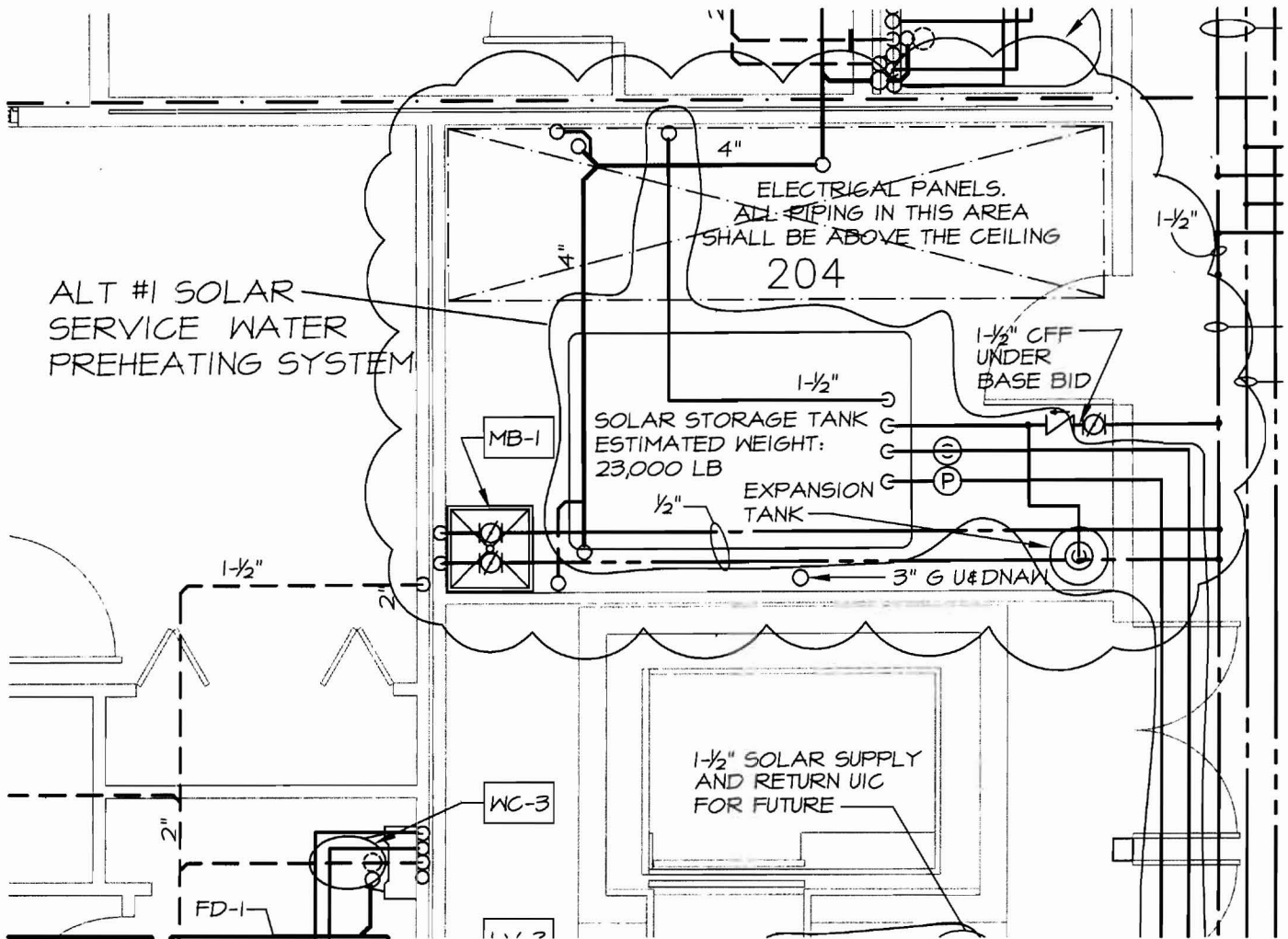
Changes to the structural system in relation to the solar hot water system are expected in coming days. Please contact me with any questions or concerns.

Respectfully,

Kevin Gough  
Archetype Architects







**MECHANICAL SYSTEMS ENGINEERS**  
 ROYAL RIVER CENTER, UNIT #10  
 10 FOREST FALLS DRIVE  
 YARMOUTH, MAINE 04096  
 VOICE: (207) 846-1441  
 FAX: (207) 846-1443  
 mechsys@maine.rr.com  
 © COPYRIGHT 2006

JOB NO. <b>0819</b>	NAME: <b>53 DANFORTH STREET, PORTLAND, ME</b>	FILE: <b>SKP1-1</b>
------------------------	--	------------------------

**DRAWING SOLAR TANK LOCATION ADJUSTEMENT FOR ELECTRICAL PANELS**

<input type="checkbox"/> FIELD ORDER	<input checked="" type="checkbox"/> CHANGE ORDER	<input type="checkbox"/> SKETCH
DRAWN BY: <b>EJP</b>	CHECKED BY: <b>KFM</b>	DATE: <b>9/29/08</b>
SCALE: <b>1/4"=1'-0"</b>	SHEET: <b>1</b>	OF: <b>1</b>

**ARCHETYPE, P.A.  
 ARCHITECTS**  
 48 Union Wharf Portland, Maine 04101  
 (207) 772-6022 Fax (207) 772-4056

# 53 DANFORTH STREET – PORTLAND MAINE

## SECTION 09510

### ACOUSTICAL PANEL CEILINGS

REVISED 30 September 2008

#### PART 1 - GENERAL

##### 1.1 RELATED DOCUMENTS

Drawings and general conditions of Contract, including General and Supplementary Conditions and Divisions-1 Specification sections apply to work of this section.

##### 1.2 SUMMARY

- A. Section Includes:
  - 1. Acoustical ceiling panels.
  - 2. Exposed grid suspension system.
  - 3. Wire hangers, fasteners, main runners, cross tees, and wall angle moldings.
- B. Related Sections:
  - 1. Section 01450 - Codes
  - 2. Section 01450 - Code-required Special Inspections and Procedures
  - 3. Section 09250 - Plaster and Gypsum Board
  - 4. Divisions 15 - HVAC
  - 5. Division 16 Sections - Electrical Work
- C. Alternates
  - 1. Prior Approval: Unless otherwise provided for in the Contract documents, proposed product substitutions may be submitted no later than TEN (10) working days prior to the date established for receipt of bids. Acceptability of a proposed substitution is contingent upon the Architect's review of the proposal for acceptability and approved products will be set forth by the Addenda. If included in a Bid are substitute products which have not been approved by Addenda, the specified products shall be provided without additional compensation.
  - 2. Submittals which do not provide adequate data for the product evaluation will not be considered. The proposed substitution must meet all requirements of this section, including but not necessarily limited to, the following: Single source materials suppliers (if specified in Section 1.5); Underwriters' Laboratories Classified Acoustical performance; Panel design, size, composition, color, and finish; Suspension system component profiles and sizes; Compliance with the referenced standards.

##### 1.3 REFERENCES

- A. American Society for Testing and Materials (ASTM):
  - 1. ASTM A 1008 Standard Specification for Steel, Sheet, Cold Rolled, Carbon, Structural, High-Strength Low-Alloy and High-Strength Low-Alloy with Improved Formability.
  - 2. ASTM A 641 Standard Specification for Zinc-Coated (Galvanized) Carbon Steel Wire.
  - 3. ASTM A 653 Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) by the Hot-Dip Process.
  - 4. ASTM C 423 Sound Absorption and Sound Absorption Coefficients by the Reverberation Room Method.
  - 5. ASTM C 635 Standard Specification for Metal Suspension Systems for Acoustical Tile and Lay-in Panel Ceilings.
  - 6. ASTM C 636 Recommended Practice for Installation of Metal Ceiling Suspension Systems for Acoustical Tile and Lay-in Panels.
  - 7. ASTM E 84 Standard Test Method for Surface Burning Characteristics of Building Materials.
  - 8. ASTM E 1414 Standard Test Method for Airborne Sound Attenuation Between Rooms Sharing a Common Ceiling Plenum.

## 53 DANFORTH STREET – PORTLAND MAINE

### 1.7 DELIVERY, STORAGE, AND HANDLING

- A. Deliver acoustical ceiling units to project site in original, unopened packages and store them in a fully enclosed space where they will be protected against damage from moisture, direct sunlight, surface contamination, and other causes.
- B. Before installing acoustical ceiling units, permit them to reach room temperature and a stabilized moisture content.
- C. Handle acoustical ceiling units carefully to avoid chipping edges or damaged units in any way.

### 1.8 PROJECT CONDITIONS

- A. Space Enclosure:

All ceiling products and suspension systems must be installed and maintained in accordance with Armstrong written installation instructions for that product in effect at the time of installation and best industry practice. Prior to installation, the ceiling product must be kept clean and dry, in an environment that is between 32oF (0o C) and 120oF (49o C) and not subject to Abnormal Conditions.

Abnormal conditions include exposure to chemical fumes, vibrations, moisture from conditions such as building leaks or condensation, excessive humidity, or excessive dirt or dust buildup.

HumiGuard Plus Ceilings: Installation of the products shall be carried out where the temperature is between 32°F (0° C) and 120°F (49° C). It is not necessary for the area to be enclosed or for HVAC systems to be functioning. All wet work (plastering, concrete, etc) must be complete and dry. The ceilings must be maintained to avoid excessive dirt or dust buildup that would provide a medium for microbial growth on ceiling panels. Microbial protection does not extend beyond the treated surface as received from the factory, and does not protect other materials that contact the treated surface such as supported insulation materials.

### 1.9 WARRANTY

- A. Acoustical Panel: Submit a written warranty executed by the manufacturer, agreeing to repair or replace acoustical panels that fail within the warranty period. Failures include, but are not limited to:
  - 1. Acoustical Panels: Sagging and warping as a result of defects in materials or factory workmanship.
  - 2. Grid System: Rusting and manufacturer's defects
  - 3. Acoustical Panels with BioBlock Plus or designated as inherently resistive to the growth of micro-organisms installed with Armstrong suspension systems: Visible sag and will resist the growth of mold/mildew and gram positive and gram negative odor and stain causing bacteria.
- B. Warranty Period Humiguard:
  - 1. Acoustical panels: Ten (10) years from date of substantial completion.
  - 2. Grid: Ten (10) years from date of substantial completion.
  - 3. Acoustical panels and grid systems with HumiGuard Plus or HumiGuard Max performance supplied by one source manufacturer is thirty (30) years from date of substantial completion.
- C. The Warranty shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and will be in addition to and run concurrent with other warranties made by the Contractor under the requirements of the Contract Documents.

### 1.10 MAINTENANCE

- A. Extra Materials: Deliver extra materials to Owner. Furnish extra materials described below that match products installed. Packaged with protective covering for storage and identified with appropriate labels.
  - 1. Acoustical Ceiling Units: Furnish quality of full-size units equal to 5.0 percent of amount installed.
  - 2. Exposed Suspension System Components: Furnish quantity of each exposed suspension component equal to 2.0 percent of amount installed.

## 53 DANFORTH STREET – PORTLAND MAINE

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Do not proceed with installation until all wet work such as concrete, terrazzo, plastering and painting has been completed and thoroughly dried out, unless expressly permitted by manufacturer's printed recommendations. (Exception: HumiGuard Max Ceilings)

#### 3.2 PREPARATION

- A. Measure each ceiling area and establish layout of acoustical units to balance border widths at opposite edges of each ceiling. Avoid use of less than half width units at borders, and comply with reflected ceiling plans. Coordinate panel layout with mechanical and electrical fixtures.
- B. Coordination: Furnish layouts for preset inserts, clips, and other ceiling anchors whose installation is specified in other sections.
  - 1. Furnish concrete inserts and similar devices to other trades for installation well in advance of time needed for coordination of other work.

#### 3.3 INSTALLATION (Category D,E,F)

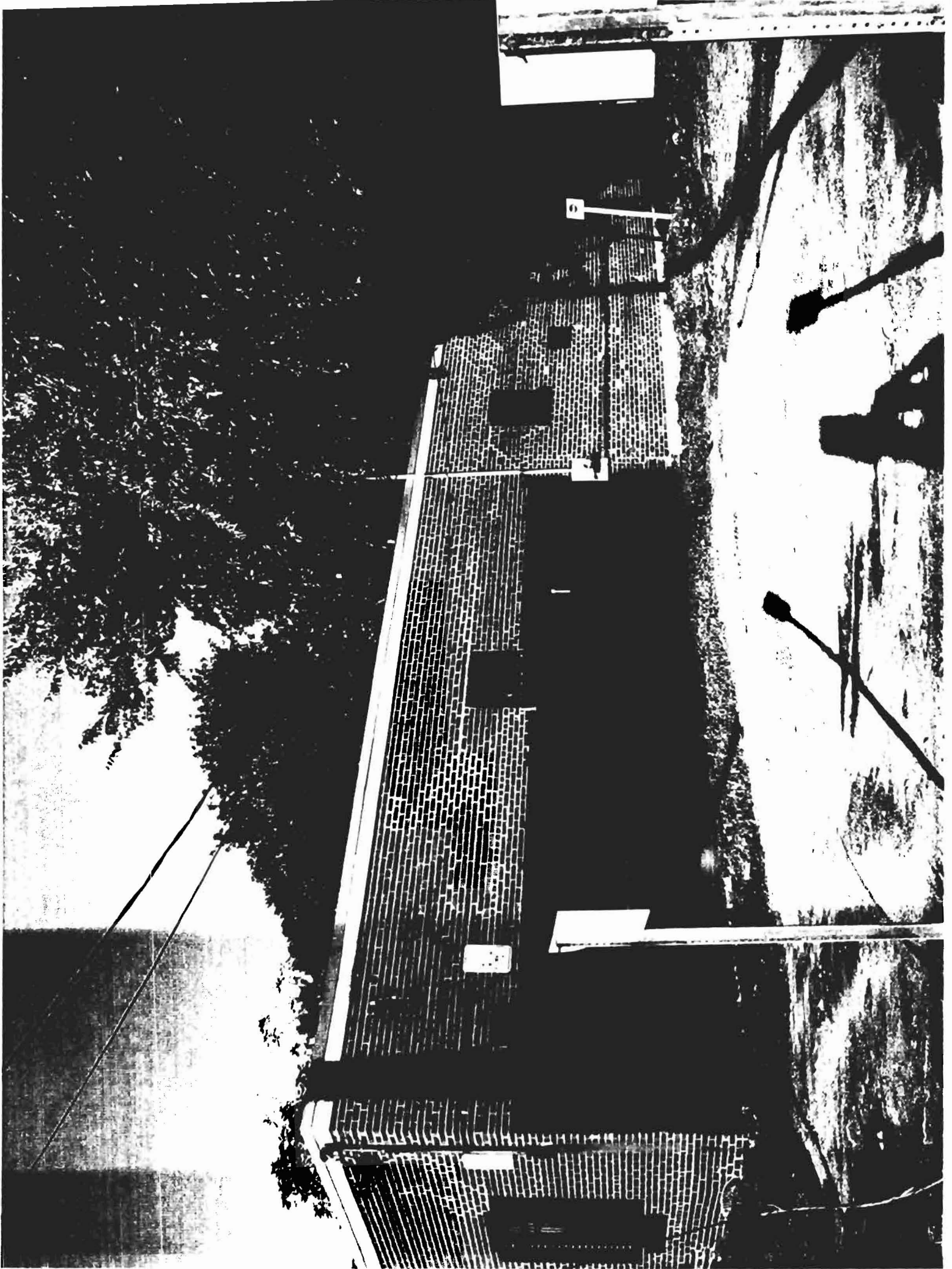
- A. Install suspension system and panels in accordance with the International Building Code, Section 1621, except as noted in Section 4.4.3.1 of ESR-1308, and with the authorities having jurisdiction.
- B. ESR-1308, Section 4.4.3.1, Alternate Seismic Design Category D,E and F Installation:

Under this installation, the runners must be rated heavy-duty and have a minimum simple span uniform load of 16.35 pounds per lineal foot (238 N/m); maximum ceiling weight permitted is 1.80 pounds per square foot (8.78 kg/m<sup>2</sup>).

- 1. The BERC-2 clip is used to secure the main runners and cross runners on two adjacent walls to the structure and the two opposite walls to the perimeter trim, as detailed below. A nominal 7/8-inch (22 mm) wall molding is used in lieu of the 2-inch (51 mm) perimeter supporting closure angle required by Section 9.6.2.6.2.2 (b) of ASCE-7 for Seismic Design Categories D, E and F. Except for the use of the BERC-2 clip and the 7/8-inch (22 mm) wall molding and elimination of spreader bars, installation of the ceiling system must be as prescribed by the applicable code.
- 2. The BERC-2 clip is attached to the wall molding by sliding the locking lances over the hem of the vertical leg of the wall molding. Clips installed on the walls where the runners are fixed are attached to the runner by a sheet metal screw through the horizontal slot in the clip into the web of the runner.

Alternate #2: If acceptable to architect, fixed attachment may be accomplished by pop-riveting the runner to the wall molding.

- 3. Clips installed on the walls where the runners are not fixed to the runner allow the terminal runner end to move 3/4 inch (19.1 mm) in both directions. BERC-2 clips installed in this manner are an acceptable means of preventing runners from spreading in lieu of spacer bars required in CISCA 3-4, which is referenced in ASCE 7, Section 9.6.2.6.2.2, which is referenced in IBC Section 1621.
- C. The SJC Seismic Separation Joint Clip is to be installed per the manufacturer's instructions, CS-3815.
- D. The presence of a hanger wire within 3 inches of an expansion relief joint as called for in ASTM C636 shall be required in addition to the requirements of the International Building Code, Section 1621.2.5 and with the authorities having jurisdiction.
  - 1. Only applies when using Prelude XL Fire Guard 15/16"; Prelude Plus XL Fire Guard 15/16"; and Suprafine XL Fire Guard 9/16" Exposed Tee Systems.
- E. For reveal edge panels: Cut and reveal or rabbet edges of ceiling panels at border areas and vertical surfaces.



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 080041  
SEP 18 2008

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that MAINE WORKFORCE HOUSING, LLC/Wright Ryan Construction

has permission to Build new Forty-three (43) units of workforce housing

AT 53 DANFORTH ST L 040 A013001

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

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

Notification of inspection must be given and when permission procured before this building or part thereof is occupied or service closed-in. 24 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Greg Cross  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Janice Bank* for MIA  
Director - Building & Inspection Services  
9/18/08

PENALTY FOR REMOVING THIS CARD

Scanned

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 08-0941	Issue Date:	CBL: 040 A013001 ; 25
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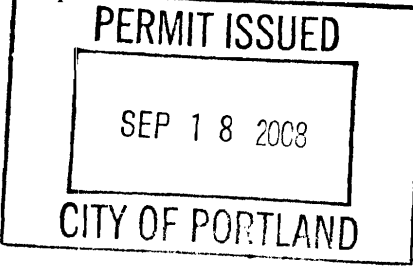
Location of Construction: 3 DANFORTH ST	Owner Name: MAINE WORKFORCE HOUSING,	Owner Address: ONE CITY CENTER, 4TH FLOOR	Phone: 207-871-9811
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone: 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	Zone: R-2 contract. modification 27

Past Use: Auto Repair Business	Proposed Use: Multi-Family - Build new Forty-three (43) units of workforce housing	Permit Fee: \$38,375.00	Cost of Work: \$3,828,000.00	CEO District: 1
Proposed Project Description: Build new Forty-three (43) units of workforce housing		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: R-2 S2 Type: SA 1B IBC-2003	

Signature: Greg Cass  
Signature: JMB per MTN  
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
Action:  Approved  Approved w/Conditions  Denied  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: ldobson	Date Applied For: 07/30/2008	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel 13 Zone C</i></p> <p><input checked="" type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>#2008-0061</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>dl - with conditions</i></p> <p>Date: <i>9/5/08</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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**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

## 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.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- The final report of Special Inspections shall be submitted prior to the issuance of the Certificate of Occupancy
- 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.

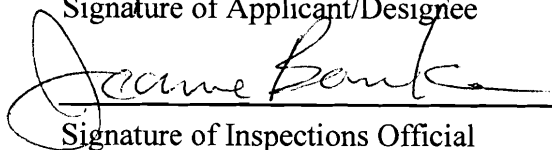
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

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.

  
\_\_\_\_\_  
Signature of Applicant/Designee

9/18/08  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

9/18/08  
Date



**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 08-0941	<b>Date Applied For:</b> 07/30/2008	<b>CBL:</b> 040 A013001
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<b>Location of Construction:</b> 51 DANFORTH ST	<b>Owner Name:</b> MAINE WORKFORCE HOUSING,	<b>Owner Address:</b> ONE CITY CENTER, 4TH FLOOR	<b>Phone:</b> 207-871-9811
<b>Business Name:</b>	<b>Contractor Name:</b> Wright Ryan Construction, Inc	<b>Contractor Address:</b> 10 Danforth Street Portland	<b>Phone:</b> (207) 773-3625
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Multi Family	

<b>Proposed Use:</b> Multi- Family - Build new Forty-three (43) units of workforce housing	<b>Proposed Project Description:</b> Build new Forty-three (43) units of workforce housing
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 09/05/2008**Note:** **Ok to Issue:** 

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall remain a forty-three (43) family dwelling building. Any change of use shall require a separate permit application for review and approval. There is currently a conditional contract zone that covers any and all uses, parking and setback relating to this property. Any deviation from this conditional contract shall be reviewed by the planning authority and ultimately the City Council.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:****Note:** 8/21/08 MJN started review process **Ok to Issue:** 

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 3) The windows in the elevator lobby are required to be protected. Please submit spec sheet indicating the rating standard.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 09/02/2008**Note:** **Ok to Issue:** 

- 1) Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smokeproof.
- 2) The sprinkler system shall be installed in accordance with NFPA 13.
- 3) All construction shall comply with NFPA 101
- 4) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 5) The fire alarm system shall comply with NFPA 72 Class A design.
- 6) A single source supplier should be used for all through penetrations.
- 7) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 8) Application requires State Fire Marshal approval.
- 9) Fire alarm system requires a Masterbox connection per city ordinance.
- 10) Emergency lights are required to be tested at the electrical panel.
- 11) C-O detection required in garage lobby.
- 12) New elevators are required to fit an 80" x 24" stretcher.

<b>Location of Construction:</b> 51 DANFORTH ST	<b>Owner Name:</b> MAINE WORKFORCE HOUSING,	<b>Owner Address:</b> ONE CITY CENTER, 4TH FLOOR	<b>Phone:</b> 207-871-9811
<b>Business Name:</b>	<b>Contractor Name:</b> Wright Ryan Construction, Inc	<b>Contractor Address:</b> 10 Danforth Street Portland	<b>Phone</b> (207) 773-3625
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Multi Family	

<b>Dept:</b> Public Services	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b>	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Parks	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b>	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Fire	<b>Status:</b>	<b>Reviewer:</b> Greg Cass	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Dept:</b> DRC	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Philip DiPierro	<b>Approval Date:</b> 09/18/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Planning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Shukria Wiar	<b>Approval Date:</b> 06/24/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>

<b>Location of Construction:</b> 51 DANFORTH ST	<b>Owner Name:</b> MAINE WORKFORCE HOUSING,	<b>Owner Address:</b> ONE CITY CENTER, 4TH FLOOR	<b>Phone:</b> 207-871-9811
<b>Business Name:</b>	<b>Contractor Name:</b> Wright Ryan Construction, Inc	<b>Contractor Address:</b> 10 Danforth Street Portland	<b>Phone:</b> (207) 773-3625
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Multi Family	

1) i.  The Planning Board voted 5-0 (Tevanian and Odokara absent) to waive the Technical and Design Standards and Guidelines, Section III (2)(A)(a) which requires that any site with driveway access to a street shall have a minimum twenty (20) foot wide driveway for one-way ingress and egress, to allow the driveways on Danforth Street to be reduced to fourteen (14') feet and flaring to eighteen (18') feet as shown on the plan (Attachment 8a).

ii.  The Planning Board voted 5-0 (Tevanian and Odokara absent) to waive the Technical and Design Standards and Guidelines, Section XV (4)(D) which requires the maximum illumination level at the property line not exceed 0.1 foot candle, to allow a maximum illumination level to 3.0 foot candle for the emergency egress easement as shown on plan (Attachment 7a).

**SITE PLAN REVIEW**

The Planning Board voted 5-0 (Tevanian and Odokara absent) that the plan is in conformance with the site plan standards of the Land Use Code subject to the following condition(s) of approval:

i.  The applicant shall obtain a license from the City for the decorative fence on Danforth Street before the issuance of Certificate of Occupancy.

ii.  Construction management plan, including soil and erosion control measures meeting Best Management Practices during construction, shall be submitted for review and approval by the Planning Authority and Department of Public Services prior to scheduling of a preconstruction meeting.

**SUBDIVISION REVIEW**

The Planning Board voted 5-0 (Tevanian and Odokara absent) that the plan is in conformance with the subdivision standards of the Land Use Code, subject to the following condition(s) of approval:

i.  The applicant shall pay all the following financial contributions as contained in the conditional rezone agreement prior to the issuance of certificate of occupancy.

1.  A contribution of \$5,000 to the traffic improvements in the Commercial and High Streets intersection;
2.  A contribute a total of \$16,800 to the City's Residential Tree Fund; and
3.  A community contribution of \$20,000 to be dedicated to improvements at the Pleasant Street playground

ii.  The applicant shall submit registered copies of the emergency, construction and maintenance easements before the issuance of Certificate of Occupancy

**Comments:**

8/21/2008-amachado: Have not received final, approved, stamped site plan from planning. Left voicemail for Barbara. Moving permit forward to plan reviewers.

9/3/2008-mes: today I received the stamped approved site plan from Barbara.

9/5/2008-lmd: Gave to Marge for final zoning approval. Please forward to fire to be signed off by fire. And Marge signed off on Zoning and put in Fire for their final sign off.

8/24/2008-jmb: See email copy with permit outlining required information

9/18/2008-jmb: Received all required information per Mike N. One outstanding issue on the window in the elevator lobby, will condition that it needs to be rated.



# 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: <u>53 Danforth Street</u>		
Total Square Footage of Proposed Structure/Area <u>37,058</u>	Square Footage of Lot <u>16,470</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>40</u> Block# <u>A</u> Lot# <u>13</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>The Szanton Company</u> Address <u>Nathan Szanton</u> <u>One City Center, 4th floor</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>(207) 871-9811</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>3,828,000</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>38,375.00</u>
Current legal use (i.e. single family) <u>Auto Repair Business</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Residential</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Forty-three (43) units of workforce housing</u> <span style="float: right;">JUL 30 0000</span>		
Contractor's name: <u>Wright Ryan</u> Address: <u>10 Danforth Street</u> City, State & Zip <u>Portland, ME 04101</u> Telephone: <u>(207) 773-3625</u> Who should we contact when the permit is ready: <u>Tom Burrill</u> / <u>Wright Ryan</u> Telephone: <u>(207) 773-3625</u> Mailing address: <u>10 Danforth Street, Portland, ME 04101</u> <span style="float: right;">Cell# <u>756-2542</u></span>		

**Please submit all of the information outlined on the applicable 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](http://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: Tom Burrill Date: 7/30/08

This is not a permit; you may not commence ANY work until the permit is issue  
Thomas E. Burrill



# Certificate of Design

Date: 7-24-08

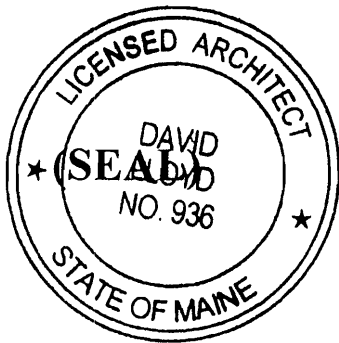
From: Archetype, P.A.

These plans and / or specifications covering construction work on:

53 Danforth

53 Danforth Street, Portland

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



Signature:   
David Lloyd

Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf  
Portland, ME

Phone: (207) 772-6022

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Certificate of Design Application

From Designer: Archetype, P.A.  
 Date: 7/22/08  
 Job Name: 53 Danforth  
 Address of Construction: 53 Danforth Street

## 2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) R-2 & S-2  
 Type of Construction 5-A & 1-B  
 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) Per 508.4  
 Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) Yes

### Structural Design Calculations

Submitted for all structural members (1803.1.1-1803.1.1)

### Design Loads on Construction Documents

Uniformly distributed floor live loads (1603.1.1, 1603.1.2)

Floor Area Use	Loads Shown
Residential	10 psf
Commercial	100 psf
Garage	10 psf

### Wind loads (1603.1.4, 1609)

AFCI 708 Design option utilized (1609.1.1, 1609.1.2)  
100 mph Basic wind speed (1609.3)  
(AFCI 1008) Building category and wind importance factor,  $w$  (Table 1609.3, 1609.5)  
B Wind exposure category (1609.4)  
1.0 Gust effect factor (1609.5)  
max 20 psf Component and cladding pressure (1609.6, 1609.7)  
max 12 psf Minimum wind pressure (1609.11, 1609.6.2)

### Earth design data (1603.1.5, 1614-1623)

IBC 2003 Design option utilized (1614)  
I Seismic use group (1614.2)  
S1 = 0.16 Spectral response coefficients, SD & SD1 (1614.3)  
S0.5 = D Site class (1614.5)

yes Live load reduction  
10 psf Roof live loads (1603.1.2, 1603.1.1)  
10 psf Roof snow loads (1603.1.1, 1603.1.2)  
10 psf Ground snow load,  $P_g$  (1603.2)  
10 psf If  $P_g > 30$  psf, flat roof snow load,  $S$   
1.0 If  $P_g > 30$  psf, snow exposure factor,  $E$   
1.0 If  $P_g > 30$  psf, snow load importance factor,  $I_s$   
1.0 Roof thermal factor,  $t_r$  (1603.4)  
10 psf Sloped roof snowload,  $p_s$  (1603.4)  
B Seismic design category (1614.3)  
1.0 & 2.0 Basic seismic force coefficient,  $C_u$  (1614.5)  
1.0 Response modification coefficient,  $R$  (1614.5)  
1.0 Deflection amplification factor,  $\delta$  (1614.5)  
1.0 Analysis procedure (1614.6, 1614.7)  
1.0 Design base shear (1614.1, 1614.5.1)

### Flood loads (1803.1.6, 1612)

max 12 psf Flood Hazard area (1612.3)  
10 psf Elevation of structure

### Other loads

10 psf Concentrated loads (1603.4)  
10 psf Partition loads (1603.5)  
10 psf Misc. loads (Table 1603.8, 1603.1, 1603.2, 1603.12, 1603.13, 1610, 1611, 1614)

## Program of Structural Tests and Inspections

Project: 53 Danforth St.

Location: 53 Danforth St. Portland, Maine

Owner: 53 Danforth St, LP

Owner's Address: c/o The Szanton Company One City Center, Portland, ME

Architect of Record: Archetype P.A.

Structural Engineer of Record (SER): Veitas & Veitas Engineers, Inc.

This program of structural tests and inspections is submitted as a condition for issuance of the building permit in accordance with section 1704 of the 2003 International Building Code.

The following firms, agencies, or individuals (hereinafter referred to collectively as *agents*) will perform the tests and inspections under the direction of the SER:

<i>Agents</i>	<i>Firm</i>	<i>Address/Phone #</i>
1. Structural Engineer of Record	Veitas & Veitas Engineers, Inc.	639 Granite Street Braintree, MA 02184 (781) 843-2863
2. Agent - Soils	Sebago Technics	One Chabot St. Westbrook, ME 04098 (207) 856-0277
3. Agent - Concrete Cylinder Testing	T.B.D.	
4. Agent - Weld Testing	T.B.D.	
5. Agent - Masonry	T.B.D.	
5. Architect	Archetype PA	48 Union Wharf Portland, ME 04101 (207) 772-6022

The numbers will be used on the attached pages to identify which agent is performing the particular tests or inspections.

## Schedule of Structural Tests and Inspections

**Cast-in-Place Concrete Construction**

<b>Item</b>	<b>Agent</b>	<b>Scope</b>
1. Mix Design.	1	Review mix designs.
2. Materials Certification	1	Review for conformance to specifications.
3. Batching Plant	1,3	Review Plant quality control procedures and batching and mixing methods.
4. Reinforcement Installation	1	Inspect reinforcing for size, quantity, condition and placement.
5. Post-Tensioning Operations. (1705.6.4)	N/A	Inspect tensioning and anchorage of tendons. Inspect grouting of bonded tendons.
6. Formwork Geometry	1	Inspect form sizes.
7. Concrete Placement	1,3	Observe concrete placement operations. Verify conformance to specifications including cold-weather and hot-weather placement procedures. Perform slump, density and air content tests at point of discharge.
8. Evaluation of Concrete Strength	1,3	Test and evaluate in accordance with the specifications.
9. Curing and Protection	1	Observe procedures for conformance to the specifications.
10. Other		
11.		



## Schedule of Structural Tests and Inspections

**Wood Construction**

Item	Agent	Scope
1. Fabricator Certification/ Quality Control Procedures for prefabricated wood components.	1	Review Fabricator's quality control procedures.
2. Material Grading.	1	Inspect Lumber for conformance to the Contract Documents. Check moisture content.
3. Framing, Details and Connections.	1	Inspect members for size, placement and connection details. Inspect blocking between floors and at posts. Verify connection hardware and its installation. Inspect bearing, nailing and completed connections for conformance to the SER approved submittals and Contract Documents.
4. Shear Walls and Diaphragms.	1	Inspect thickness and grade of plywood, blocking, hold-down anchors and the edge and field nailing of the plywood to the framing for conformance to the SER approved submittals and Contract Documents.
5. Wood Trusses.	1	Inspect size and location of nail plates, split rings, bolts, or other connection devices for conformance to SER approved submittals and the Contract Documents. Verify that nails, bolts, hold-down anchors or clips or other devices are tight and otherwise properly installed.
6. Laminated Lumber.	1	Inspect nailing, end bearing and end attachment for conformance to SER approved submittals and the Contract Documents.
7. Other		
8.		

## Schedule of Structural Tests and Inspections

**Controlled Structural Fill (Prepared Fill)**

Item	Agent	Scope
1. Fill Material	2	Test material for conformance to specifications or geotechnical report. Perform laboratory compaction tests in accordance with the specifications to determine optimum water content and maximum dry density.
2. Installation of controlled structural fill (780 CMR 1705.9.1 and .2)	2	Provide full-time inspection of the installation, in accordance with the specifications and 780 CMR 1705.9.1 and .2.
3. Density of fill (780 CMR 1705.9.3)	2	Perform field density tests of the in-place fill in accordance with the specifications and 780 CMR 1705.9.3.
4. Other		
5.		

53 Danforth St LP  
Applicant: MAME WORK FORCE HOUSING LLC Date: 6/11/08  
Address: 53 DANFORTH ST C-B-L: 040-A-013

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

modified R-7 zone permit # 08-0941

Zone Location - Contract zone

recognized as replacement housing for the YWCA

Interior or corner lot -

Proposed Use/Work -

To construct a new residential structure for 43 dwelling units - 35-1 BDRMS & 8-2 BDRMS

Sewage Disposal -

City Rental Housing, both income-restricted & market rate

Lot Street Frontage -

Front Yard - 6' between bldg; side walk to be landscaped

Rear Yard - None Noted - Reg. R-7 states that a rear setback is only req. if a building is a residential use - NOT that

Side Yard - West side: No less than 9' to 11' - 9' 6 3/8" at the closest  
East side: No less than 13' to 19' - 14' at the closest

Projections -

$46.5' + 45.1' + 45.1' + 49' + 49.4' + 48' + 43' = 326.9' \div 7 = 46.63'$  grade AV

Width of Lot -

showing exactly 54' 8"

Height -

5 stories per the Conditional Contract & not more than 54.8'

Lot Area -

16,470 sq ft of Land Area (9,982 sq ft max lot cov; 60% max showing 9,150 sq ft) No impervious surface on footprint

Lot Coverage/Impervious Surface -

Appendix 4: 380 sq ft min Land Area (16,340 sq ft min)

Area per Family -

shall be no more than 43 D.U. with an on-premises management office serving this building only

Off-street Parking -

at least 38 parking spaces (13 which may be compact spaces)

Loading Bays -

N/A

Site Plan - #2008-0061

Shoreland Zoning/Stream Protection - N/A

Flood Plains -

Panel 13 - Zone G

D.U. shall be no smaller than 550 sq ft

587 sq ft is the minimum apt size shown

53 Danforth Street  
Portland, ME

Quality Assurance Plan  
and/or Seismic Resistance Section 1705)

1. The seismic force resisting elements of the structure are the stair and elevator concrete shear walls from grade to second floor.

Seismic-force-resisting systems are required for:

- a. Gas piping and gas units;
- b. Emergency or standby power systems;
- c. Suspended corridor systems;

Inspections by Applicable Engineer of Record.

2. The Structural Engineer of Record has been hired to be the Structural Special Inspector

3. All concrete placements shall have sample field cylinders taken for 7 and 28-day strength tests.

4. The Special Inspector (SIR) shall inspect all reinforcing prior to placement of concrete

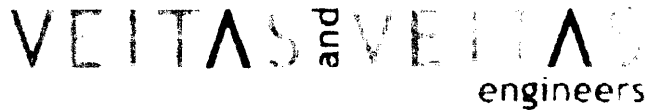
5. Reports for all inspections shall be submitted to the City of Portland Inspection Services. All test results shall be submitted to Portland Inspection Services.

6. The Special Inspector (SIR) shall inspect all post-tension cable and reinforcing placements and punch list the wood structure above.

7. Reports shall be submitted for all inspections.

PROJECT: AMHHS Addition - 1500 Portland Street, Portland, ME





Innovative Structural Engineering

September 17, 2008

City of Portland  
Planning & Development Department Inspections Division  
389 Congress Street Room 315  
Portland, ME 04101

Attn: Jeanie Burke  
Inspection Services Division Director

Re: 53 Danforth Street  
Certificate of Design Application

Dear Ms. Burke:

We have reviewed our original certificate of Design Application and found that we designated an incorrect seismic design category. The Seismic Design Category is "D". Attached is a revised application with the corrected category indicated.

If you have any questions please call.

Sincerely  
Veitas & Veitas Engineers, Inc.

Linus J. Dabrilis, P.E.

C:\on\Desk\AA\Items\Archetype\1\53-Danforth-St-Certificate of Design Application\53-Danforth-08.doc

SEP 18 2008



# Certificate of Design Application

Revised

From Designer Archetype P.A.  
 Date 9/17/08  
 Job Name 53 Danforth  
 Address of Construction 53 Danforth Street

SEP 18 2008

## 2003 International Building Code

Construction project was designed to the building code contained below

Building Code & Year IBC 2003 Use Group Classification (s) R-2 & S-2  
 Type of Construction S-A & I-B  
 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) Per 508.4  
 Supervisory alarm system? Yes Geotechnical/Soils report required? See Section 1802.2 Yes

### Structural Design Calculations

\_\_\_\_\_ Submitted for all structural members (1603.1, 1603.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (1603.1, 1603.2)

Floor Area Use	Loads Shown
<u>Dwelling Units</u>	<u>40 psf</u>
<u>Corridors</u>	<u>100 psf</u>
<u>Lobby</u>	<u>100 psf</u>

### Wind loads (1603.1.4, 1609)

ASCE 7-02 Design option utilized (1603.1.4, 1609.6)

100 mph Basic wind speed (1609.3)

Cat II, I<sub>w</sub> = 1.0 Building category and wind importance factor (table 1603.1, 1609.5)

B Wind exposure category (1609.4)

1/0.18 Internal pressure coefficient (1609.5)

max 24.1 psf Component and cladding pressure (1603.1, 1609.6.2)

max 19.5 psf Maximum wind pressure (1603.1, 1609.6.2)

### Earth design data (1603.1.5, 1614-1623)

IBC 2003 Design option utilized (1614.1)

I Seismic use group (1614.2)

S<sub>d1</sub> = 0.16 S<sub>d2</sub> = 0.370 Spectral response coefficients (S<sub>d1</sub> & S<sub>d2</sub>) (1615.1)

D Site class (1615.5)

Yes Live load reduction  
N/A Roof live loads (1603.2, 1603.11)  
Section 7 ASCE 7 Roof snow loads (1603.3, 1608)  
50 psf Ground snow load P<sub>g</sub> (1608)  
35 psf If P<sub>g</sub> > 10 psf, flat roof snow load P<sub>s</sub>  
1.0 If P<sub>g</sub> > 10 psf, snow exposure factor C<sub>e</sub>  
1.0 If P<sub>g</sub> > 10 psf, snow load importance factor I<sub>s</sub>  
1.0 Roof thermal factor C<sub>t</sub> (1608.4)  
35 psf Sloped roof snow load P<sub>s</sub> (1608.4)  
D Seismic design category (1614.3)  
1R & 2F Basic seismic force-resisting system (1614.4)  
R=2 C<sub>d</sub>=2 Response modification coefficient C<sub>d</sub> and  
R=5 C<sub>d</sub>=1 1/2 Reduction amplification factor C<sub>r</sub> (1617.1)  
V=C<sub>s</sub>=W Analysis procedure (1616.1.1)  
160K Design base shear (1614.3, 1617.1)

**Flood loads (1803.1.6, 1612)**  
N/A Flood Hazard area (1612.3)  
N/A Elevation of structure

**Other loads**  
N/A Concentrated loads (1603.4)  
20 psf Partition loads (1603.5)  
N/A Misc. loads (Table 1603.5, 1603.5.1, 1603.5.2, 1603.12, 1603.13, 1603.5.11, 1603.14)

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-----Original Message-----

**From:** David Lloyd [mailto:lloyd@archetypepa.com]

**Sent:** Wednesday, September 17, 2008 4:19 PM

**To:** Mike Nugent; 'Kevin Gough'; 'Jeanie Bourke'; hopkins@archetypepa.com

**Subject:** 53 Danforth Street

Mike please note: the following notations to become part of 53 Danforth specifications section 09510 in regards to the hung acoustic panel system, thus meeting IBC requirements for category D Seismic

- Minimum 2" wall molding
- Grid must be attached to two adjacent walls –opposite walls must have a 3/4" clearance
- Ends of main beams and cross tees must be tied together to prevent their spreading
- Heavy-duty grid system
- Ceiling areas over 1,000 SF must have horizontal restraint wire or rigid bracing
- Ceiling areas over 2,500 SF must have seismic separation joints or full height partitions
- Ceilings without rigid bracing must have 2" oversized trim rings for sprinklers and other penetrations
- Changes in ceiling plane must have positive bracing
- Cable trays and electrical conduits must be independently supported and braced
- Suspended ceilings will be subject to special inspection
- Perimeter support wires

Please call with any questions

David Lloyd

SEP 17 2008

**Jeanie Bourke - RE: 53 Danforth Code Review**

**From:** "Mike Nugent" <mnugent@oobmaine.com>  
**To:** "Jeanie Bourke" <JMB@portlandmaine.gov>, <gough@archetypepa.com>  
**Date:** 9/16/2008 1:28 PM  
**Subject:** RE: 53 Danforth Code Review

Kevin,

With regard to question one, if the structurals were designed ( take a look at the general notes on or close to S1 ) with a Seismic design category of "C", and it has been reclassified to a "D", the engineer would have to address this in his submission and outline all (if any) changes in his moment connections or other relevant building elements that would be affected by this change. Also a Seismic Q/A plan that complies with ALL ELEMENTS of section 1705. ( see 1705.1 through and including 1705.3). The Statement of Special Inspections does not include this information.

The percentage of openings is calculated by floor not by elevation. The garage level is limited all by itself and it looks like it's totally open which would violate Table 704.8 footnote (c).

Please let me know if you have any questions.

Mike

-----Original Message-----

**From:** Jeanie Bourke [mailto:JMB@portlandmaine.gov]  
**Sent:** Tuesday, September 16, 2008 1:11 PM  
**To:** Mike Nugent  
**Subject:** Fwd: 53 Danforth Code Review

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](mailto:jmb@portlandmaine.gov)  
(207)874-8715

>>> "Kevin Gough" <gough@archetypepa.com> 09/11 3:23 PM >>>  
Mike,

Our response is attached. Please don't hesitate to call if you have any questions or concerns, and I will try to address them as quickly as possible.  
Thank you.

**Kevin Gough, Architect**



**Jeanie Bourke - 53 Danforth Street**

**From:** "David Lloyd" <lloyd@archetypepa.com>  
**To:** ""Mike Nugent"" <mnugent@oobmaine.com>, ""Kevin Gough"" <gough@archetypepa.com>, ""Jeanie Bourke"" <JMB@portlandmaine.gov>, <hopkins@archetypepa.com>  
**Date:** 9/17/2008 4:19 PM  
**Subject:** 53 Danforth Street

Mike please note: the following notations to become part of 53 Danforth specifications section 09510 in regards to the hung acoustic panel system, thus meeting IBC requirements for category D Seismic

- Minimum 2" wall molding
- Grid must be attached to two adjacent walls –opposite walls must have a 3/4" clearance
- Ends of main beams and cross tees must be tied together to prevent their spreading
- Heavy-duty grid system
- Ceiling areas over 1,000 SF must have horizontal restraint wire or rigid bracing
- Ceiling areas over 2,500 SF must have seismic separation joints or full height partitions
- Ceilings without rigid bracing must have 2" oversized trim rings for sprinklers and other penetrations
- Changes in ceiling plane must have positive bracing
- Cable trays and electrical conduits must be independently supported and braced
- Suspended ceilings will be subject to special inspection
- Perimeter support wires

Please call with any questions

David Lloyd

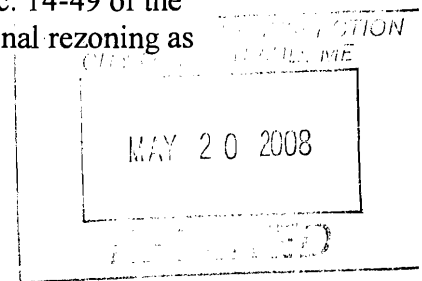
EDWARD J. SUSLOVIC (MAYOR)  
KEVIN J. DONOGHUE (1)  
DAVID A. MARSHALL (2)  
DANIEL S. SKOLNIK (3)  
CHERYL A. LEEMAN (4)

CITY OF PORTLAND  
IN THE CITY COUNCIL

JAMES I. COHEN (5)  
JOHN M. ANTON (A/L)  
JILL C. DUSON (A/L)  
NICHOLAS M. MAVODONES (A/L)

**ORDER AUTHORIZING AMENDMENT TO CITY CODE  
SEC. 14-49 (ZONING MAP AMENDMENT)  
RE: CONDITIONAL REZONING FOR PROPERTY  
IN THE VICINITY OF  
53 DANFORTH STREET**

**ORDERED,** that the Zoning Map of the City of Portland, dated December 2000 as amended and on file in the Department of Planning & Development, and incorporated by reference into the Zoning Ordinance by Sec. 14-49 of the Portland City Code, is hereby amended to reflect a conditional rezoning as detailed below.



**Contract by Maine Workforce Housing LLC  
53 Danforth Street, Portland, Maine**

**This contract** made this \_\_\_\_ day of \_\_\_\_\_, 2008 by 53 DANFORTH STREET, LP MAINE WORKFORCE HOUSING LLC, a Maine Limited Partnership Liability Corporation having a place of business at One City Center, 4<sup>th</sup> Floor, Portland, Maine (hereinafter “Developer”).

**WHEREAS,** Developer has entered into a purchase and sale agreement for property at 53 Danforth Street, Portland, Maine, Portland Assessors Map CBL: 40-A-13 and 40-A-25 (the “Property”); and

**WHEREAS,** Developer filed a Zone Change Application with the City of Portland (“City”) to modify an existing R-6 zone to permit the construction of apartments in a denser development pattern than that which would otherwise have been permitted under the R-6 or R-7 provisions; and

**WHEREAS,** Portland’s Comprehensive Plan, adopted November, 2002, calls for the City to maximize development where public infrastructure and amenities, such as schools, parks, public/alternative transportation, sewer lines and roads exist, or may be expanded at minimal costs; to allow development along transit corridors and near community commercial centers to evolve at a density sufficient to make public transit, walking, and biking viable options; and to encourage higher density housing for both rental and homeownership opportunities, particularly located near services, such as schools, businesses, institutions, employers, and public transportation; and

**WHEREAS**, the Portland Planning Board determined that the proposed rezoning would provide needed rental housing, both income-restricted and market rate, in the City; and

**WHEREAS**, the Portland Planning Board, pursuant to 30-A M.R.S.A. §4352(8), and after all notice and hearing and due deliberations required by law, recommended the rezoning of the Property, subject, however, to certain conditions; and

**WHEREAS**, the City, by and through its City Council, has determined that because of the unique circumstances of the site, being an infill site, it is necessary and proper to impose the following conditions and restrictions in order to ensure that the rezoning is consistent with the City's Comprehensive Plan and such rezoning would not unreasonably interfere with the existing and permitted uses within the existing R-6 zone or the R-7 zone; and

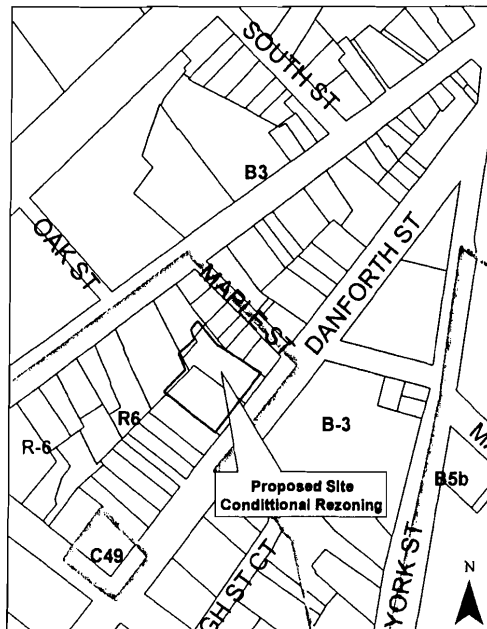
**WHEREAS**, the Developer has agreed to enter into this contract, with its concomitant terms and conditions, which shall hereinafter bind Developer; and

*Accompanying*

**NOW, THEREFORE**, in consideration of the rezoning of the Property, Developer contracts to be bound by the following terms and conditions:

1. The **CITY** shall amend the Zoning Map of the City of Portland, dated December 2000, as amended and on file in the Department of Planning and Development, and incorporated by reference into the Zoning Ordinance by §14-49 of the Portland City Code, changing the underlying R-6 zone to R-7 and imposing the terms of this Agreement on the R-7 zone, all as shown on the following map change, which is herein adopted.

*modified R-7 Zone*



51-59 Danforth Street  
Proposed Conditional Rezoning:  
Residential R-6 to R-7

2. The use of the Property shall consist of a multi-family rental apartment building with no more than forty-three (43) units, and no more than five stories. An on-premises management office, serving this building only, may be included within the structure.
3. The property (hereinafter the "Development") shall provide thirty five (35) one bedroom units and eight (8) two bedroom units, with the smallest unit no less than 550 square feet.
4. The Development shall provide at least thirty-eight (38) off-street parking spaces of which thirteen (13) may be compact spaces, on the site. The cost of a space shall be included in each tenant's rent. However, in view of having as many as five fewer parking spaces than apartments at the Development, the Developer shall provide an incentive to persons without private vehicles to live at the Development by offering a reduction in rent of not less than \$40 per month for persons who do not own a vehicle.
5. Residents of all units, through the terms of the lease thereto, shall accept the restriction that they shall be prohibited from seeking an on-street residential parking permit from the City of Portland.
6. Thirty (30) of the apartments at the Development will be designated for residents whose income is at or below sixty percent (60%) of the area median income at initial occupancy, as required by the Federal Low-Income Housing Tax Credit program administered by the Maine State Housing Authority. This restriction shall remain in place for a period of time not to be less than 99 years.
7. The Property will be developed substantially in accordance with the Site Layout Plan (the "Site Plan"), Attachment 1, the elevations (the "Elevations"), Attachment 2, by Archetype, P.A. Architects (dated \_\_\_\_\_, 2008 and \_\_\_\_\_, 2008, respectively) and the architectural renderings, Attachment 3 (undated). The Planning Board shall review the Development according to the site plan and subdivision provisions of the Portland Land Use Code.
8. The underlying dimensional requirements of a residential structure in the R-7 zone are modified as follows:
  - a. Setbacks:  
Side Yard: On the west side setback, no less than 9' to 11'; on the east side, no less than 13' to 19'.
  - b. Minimum land area per dwelling unit: three hundred and eighty (380) square feet.

- c. Height: Maximum height for the structure shall be fifty-four feet eight inches (54' 8").
- d. Density: Maximum density shall be no more than forty-three (43) residential units as detailed in paragraph 2 above.
- e. Maximum Lot Coverage: Lot coverage may not exceed sixty percent (60%).
- f. Open Space required: only the six foot (6') strip between the sidewalk on Danforth Street and the front of the building, to be landscaped with plantings. *discuss*
- g. Impervious Surface restrictions: none.
- h. Parking: There shall be a total of thirty-eight (38) parking spaces, with a ratio of .88 spaces per dwelling unit.

Otherwise, the provisions of §14-141 through 14-143 (the R-7 Zone) of the Portland City Code shall apply to this development.

- 9. The landscaping plan, which includes shrubbery to be installed as shown on Attachment 1, shall be required and shall be required to be maintained with live vegetation during the spring, summer and fall months. The Planning Board shall not be authorized, during Subdivision and Site Plan review, to waive the street tree requirement of 86 in number, or a monetary contribution to the City's tree fund computed at no less than \$200 per required tree.
- 10. Snow removal shall consist of removal from the site, and on any sidewalks adjacent to the site, any snowfall as needed to maintain a clear sidewalk surrounding the property and the free access to all parking spaces provided on the site and to avoid snow bank accumulation on site in excess of two feet (measured horizontally or vertically).
- 11. In the event the development described herein is not commenced within two (2) years from the date this contract rezoning becomes effective and materially completed within four (4) years from said date, this contract shall become null and void and the Property shall revert back to the underlying R-7 zone.
- 12. This Agreement shall be irrevocable by the Developer but may be modified upon the Developer's request to the City Council or pursuant to the terms of paragraph 15.

13. The community contribution under this Agreement shall be \$20,000.00, to be dedicated to improvements at the Pleasant Street playground (as determined appropriate by Portland Parks Department) and \$5,000.00 dedicated to traffic improvements at the Commercial/ High Street intersection. The community contribution under this Agreement is independent of any conditions which the Planning Board may lawfully require under site plan review or subdivision review. The community contribution shall be made prior to the issuance of a certificate of occupancy.
14. The above stated restrictions, provisions, and conditions are an essential part of the rezoning, shall run with the Property, shall bind and benefit Developer, and any of its successors and assigns, and shall inure to the benefit of and be enforceable by the City, by and through its duly authorized representatives. Developer shall file a copy of this Agreement in the Cumberland County Registry of Deeds, along with a reference to the Book and Page locations of the deeds for the Property no later than thirty (30) days from the date of the City Council action on the rezoning, or from the Developer's purchase of the property, whichever is later, but in no event later than ninety (90) days following City Council adoption of the Conditional Rezoning. The Developer shall provide to the City the Book and Page number of said recording.
15. If any of the restrictions, provisions, conditions, or portions thereof set forth herein is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct, and independent provision and such determination shall not affect the validity of the remaining portions hereof.
16. Except as expressly modified herein, the development, use, and occupancy of the subject premises shall be governed by and comply with the provisions of the Land Use Code of the City of Portland and any applicable amendments thereto or replacement thereof.
17. In the event that Developer or any successor fails to continue to utilize the **PROPERTY** in accordance with this Agreement, or in the event of Developer's breach of any condition(s) set forth in this Agreement which differs from the provisions of Portland's Land Use Code that would otherwise be applicable to property in the R-7 Zone, which use or breach has not been cured after reasonable notice from the **CITY**, the **CITY** may prosecute such violations in accordance with 30-A M.R.S.A. § 4452 or in any other manner available by law. Should Developer be found to have breached this Agreement, the Planning Board, at the request of the Planning Authority, or the City Council, on its own initiative, may propose that the zoning of the **PROPERTY** be modified or that the **PROPERTY** be rezoned.
18. In the case of any issue related to the **PROPERTY** which is specifically addressed by this Agreement, neither Developer nor their successors may seek

relief which might otherwise be available to them from Portland's Board of Appeals by means of a variance, practical difficulty variance, interpretation appeal, miscellaneous appeal or any other relief which the Zoning Board would have jurisdiction to grant, if the effect of such relief would be to alter the terms of this Agreement.

**WITNESS:**

**MAINE WORKFORCE HOUSING LLC**

\_\_\_\_\_

By \_\_\_\_\_  
Nathan S. Szanton

Cumberland, ss.

Date:

Personally appeared the above-named Nathan S. Szanton, Managing Member of Maine Workforce Housing LLC and acknowledged the foregoing Agreement to be his free act and deed in his said capacity and the free act and deed of Maine Workforce Housing LLC.

\_\_\_\_\_  
Notary Public

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**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

2008-0061

Application I. D. Number

5/13/2008

Application Date

The Szanton Company

Applicant

One City Center, 4th Floor, Portland, ME 04101

Applicant's Mailing Address

*Comments*  
*Submitted 5/14/08*  
*Zoning Copy*

Project Name/Description

51 - 53 Danforth St, Portland, Maine

Address of Proposed Site

Consultant/Agent

Applicant Ph: (207) 871-9811

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

040 A013001

Assessor's Reference: Chart-Block-Lot

*Plant*  
*Parcel*

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Apt 0  Condo 0  Other (specify)

16470

0

R-6

Proposed Building square Feet or # of Units

Acreage of Site

Proposed Total Disturbed Area of the Site

Zoning

**Check Review Required:**

- Site Plan (major/minor)  Zoning Conditional - PB  Subdivision # of lots 43
- Amendment to Plan - Board Review  Zoning Conditional - ZBA  Shoreland  Historic Preservation  DEP Local Certification
- Amendment to Plan - Staff Review  Zoning Variance  Flood Hazard  Site Location
- After the Fact - Major  Stormwater  Traffic Movement  Other
- After the Fact - Minor  PAD Review  14-403 Streets Review

Fees Paid: Site Plan \$2,075.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 5/13/2008

**Zoning Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_
- Inspection Fee Paid \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_
- Building Permit Issue \_\_\_\_\_ date \_\_\_\_\_
- Performance Guarantee Reduced \_\_\_\_\_ date \_\_\_\_\_ remaining balance \_\_\_\_\_ signature \_\_\_\_\_
- Temporary Certificate of Occupancy \_\_\_\_\_ date \_\_\_\_\_  Conditions (See Attached) \_\_\_\_\_ expiration date \_\_\_\_\_
- Final Inspection \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
- Certificate Of Occupancy \_\_\_\_\_ date \_\_\_\_\_
- Performance Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
- Defect Guarantee Submitted \_\_\_\_\_ submitted date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_
- Defect Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_



Signed  
12/11/07

## PURCHASE AND SALE AGREEMENT

This Agreement by and between MAINE WORKFORCE HOUSING, LLC, a Maine limited liability company, its successors and assigns, whose mailing address is One City Center, 4<sup>th</sup> Floor, Portland, Maine 04101 (hereinafter called "Purchaser"), and J.B. BROWN & SONS, a Maine corporation, whose mailing address is 481 Congress Street, P.O. Box 207, Portland, Maine 04112-0207 (hereinafter called "Seller"), wherein Seller agrees to sell and Purchaser agrees to purchase a certain parcel of real estate located at 51 and 53 Danforth Street in the City of Portland, County of Cumberland, State of Maine, upon terms and conditions set forth below.

1. DESCRIPTION. The premises to which this Agreement applies are land, buildings, easements, permits, licenses and all other appurtenances thereto located at 51 and 53 Danforth Street, Portland, Maine (Portland Tax Assessor Chart 40, Block A, Lots 13 and 25; and more particularly described in Schedule A attached hereto and made a part hereof ("Premises"). For a description of the real estate, reference is made to portions of deeds recorded in the Cumberland County Registry of Deeds in Book 228, Page 194; Book 237, Page 562; Book 823 Page 284. Except as specifically excluded, included in the sale as a part of the Premises are the buildings, structures, equipment and all improvements now thereon, and the fixtures belonging to Seller and used in connection therewith.
  
2. PURCHASE PRICE. The Buyer agrees to pay to the Seller for the Premises the sum of \$ \_\_\_\_\_ Dollars ( \_\_\_\_\_ the "Purchase Price"), payable as follows:
  - (a) \_\_\_\_\_ Dollars ( \_\_\_\_\_ ) upon the execution of this Agreement (the "Deposit"), to be held in the Verrill-Dana, LLP Trust Account; and
  - (b) The balance of the Purchase Price, \_\_\_\_\_ Dollars ( \_\_\_\_\_ ), plus or minus the pro-rations and any other payments referenced in this Agreement, shall be delivered to Seller at closing in cash or certified funds or a cashier's bank, law firm or title company trust account check drawn on a local Maine bank, wire transfer or other immediately available funds.
  
3. TIME TO CLOSE. Purchaser agrees to make best efforts to close as quickly as possible. However, Seller acknowledges that Purchaser must go through a process which includes application to the City of Portland for a contract zone for the property; and once that is complete, site plan approval

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MAY 14 2008

[REDACTED] City. After site plan approval, Purchaser must produce a complete set of plans and specifications for its planned multi-family housing project; obtain a firm contractor bid to build it; and then close its construction financing, allowing it to consummate this transaction. In no event shall the closing of this transaction occur earlier than May 31, 2008 or later than March 1, 2009. If the closing has not occurred by September 1, 2008, then Purchaser shall pay to Seller \$ [REDACTED] on September 1, 2008 and on the first of each month thereafter until the closing occurs. Notwithstanding, if the current tenant remains in the Premises after September 1, 2008, then the \$ [REDACTED] payment will be waived until the existing tenant vacates. Any payments made under this paragraph shall not be credited to the Purchase Price.

4. TITLE/DEED. The Premises are to be conveyed by a good and sufficient quitclaim deed with covenant running to Purchaser or to its nominee by written notice to Seller at least seven (7) days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except:

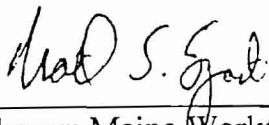
- (a) Provisions of existing building and zoning laws;
- (b) Such taxes for the then current municipal tax year as are not yet due and payable on the date of the delivery of such deed; and
- (c) Standard utility easements which do not materially impair the marketability of the Premises.

Such deed is to be delivered and the consideration paid on or before March 1, 2009 at the offices of Purchaser's financing bank unless otherwise mutually agreed (hereinafter the "Closing"). At Closing, Seller and Purchaser shall also deliver such other documents as customarily required for similar commercial transactions.

If Seller is unable to convey title to the Premises in accordance with the provisions of this paragraph, then the Seller shall have a reasonable time period, not to exceed 30 days from the time the Seller receives written notice of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is marketable title, Purchaser may within five (5) days thereafter, at Purchaser's option, retrieve any monies paid to Seller, or proceed to closing with no reduction in the Purchase Price and neither party shall have any further obligations hereunder. Seller hereby agrees to make good-faith efforts to cure any title defect during such period following notice.

- b. Any notices hereunder shall be in writing and addressed to Seller or Purchaser at the mailing addresses shown above, and such notice shall be deemed delivered when received.
- c. This Agreement may not be modified, waived, or amended except in writing signed by the parties hereto. No waiver of any breach or term hereof shall be effective unless made in writing signed by the party having the right to enforce such a breach, and no such waiver shall be construed as a waiver of any subsequent breach.
- d. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Maine.
- e. Notwithstanding anything to the contrary contained in this Agreement, in the event Purchaser (or its qualified assign as described in Section 14 hereof) does not commence the construction of an approximately 36-unit apartment building (substantially as contemplated by the parties hereto on the effective date of this Agreement) within one (1) year of the Closing, then Buyer shall have the option, upon sixty (60) days notice to Purchaser (or its assign), of repurchasing the Premises at the Purchase Price.

THE EFFECTIVE DATE OF THIS AGREEMENT IS DECEMBER 10, 2007. (See Section 16, above.)

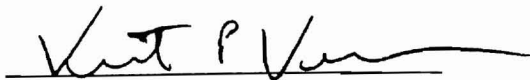


Purchaser: Maine Workforce Housing, LLC

By: *Nathan S. Szanton*

Its: *Managing Member*

Soc. Sec. # or Tax ID# 810555061



Seller: J.B. Brown & Sons

By: *Vincent A. Verover*

Its: *President*

Soc. Sec. # or Tax ID# 01-0036030

**From:** Mike Nugent  
**To:** archetype@archetype.com  
**Date:** 8/24/2008 3:21:31 PM  
**Subject:** 53 Danforth St. (permit #08-0941)

David,

I have completed the review of the above project and have the following questions or require the following additional information:

- 1) In the Geotechnical report, the engineer references "the latest edition" of the IBC. The City (and State) are currently limited to the 2003 Code which has different referenced structural and seismic standards from the 2006. In order to apply the newer standard, a waiver must be requested with specific differences outlined. The Seismic Soil profile is shown to be "D" and the Design category is shown to be "B" which is mathematically difficult under the 2003 standard. If the design were to be a "C" the Statement of Special Inspections would have to include a seismic quality assurance plan.
- 2) The Code Compliance summary indicates that the Structure will be protected with an NFPA 13 fire suppression system. Section 15710 of the Spec Book shows that the garage will be protected with an NFPA 13 (dry) system but that the R2 portions will be protected with the lesser NFPA 13R system. Because this conflicts with Section 903.3.1.1. Please provide a code justification. If a 13R system can be approved, fire blocking and draft stopping plans will have to be provided.
- 3) Table 704.8 (footnote c) allows for unlimited openings in an open parking structure that are greater than 10 feet from the lot lines. There is a portion of the structure that is less than 10 feet from the lot lines. Can you provide the percentage of unprotected open areas in these areas of the parking portion of the building?
- 4) Please provide Fire Ratings and UL listings for the first level columns that will establish compliance with Table 601.
- 5) Please provide a code justification for the omission of the IIC ratings for the Garage ceiling assembly. (see section 1207.3)
- 6) Do the interior dwelling unit separation walls that are also shear walls have added elements to the listed W3 wall detail. If so please provide a UL listed equivalent w/ STC rating.
- 7) Page A-401 shows a W7 wall detail for the Stairway tower exterior walls. The floorplans show the W6 and the 300 series plans show W0's and W8's, please clarify the intended wall application.
- 8) Please provide a UL listed 2 hr rated elevator shaft assembly detail.
- 9) Fire/Smoke Dampers: There are none shown in the "M" series for the following fire separation assembly locations that are penetrated by ducts or vents:  
Bathroom fans that penetrate the floor ceiling assembly;  
Range hoods that penetrate the floor ceiling assembly;  
Boiler vents that penetrate several assemblies;  
Clothes dryer vents that penetrate the Roof/ceiling assembly.
- 10) The two incidental use areas; the boiler room on the third floor and the laundry on the fifth floor; what design alternative have you chosen for the separation of these uses. The doors are only 20 minute doors and would need to be 45 if you chose 1 hr separation.
- 11) Pursuant to Section 7860-1.6 of the spec book. The fire penetration protection plan that must be submitted and approved prior to implementation, must also be forwarded to the Inspections and The Fire prevention office at the same time.

- 12) Please provide a more detailed exit discharge plan for the North Stair tower.
- 13) Please provide an interior stair guard / handrail detail that shows the measurements of these above the leading edge of the stair treads.
- 14) Please provide an engineering certification that all retaining walls will comply with Section 1806.1 of the Code. also confirm that all required retaining wall areas with have code compliant guards.
- 15) Please provide the TBD testing agencies for the Special Inspection program. Also There is an EIFS section in the Spec Book. Pursuant to Section 1704.12, should this be included in your S/I program?
- 16) Please provide information that establishes compliance with Section 715.3.2 & 3. These section provide Fire, hose stream and smoke for doors that penetrate the rated corridors. It is not specified in the spec book.
- 17) Please provide a safety glazing schedule for the project. It appears that the "H" windows may have to be be safety if they meet the conditions in Section 2406.2 (11). Also Window "K" must be rated as the elevator lobby must be a fire partition with openings protected.
- 18) Need a ComCheck plans or other acceptable documentation that establishes compliance with the IECC (Energy Code).
- 19) I assume the generator provides emergency power to make the elevator an accessible means of egress as required by section 1007.4.

Thanks!

Mike Nugent  
Consulting Plans Examiner  
City of Portland

**CC:**

PL@portlandmaine.gov, JMB@portlandmaine.gov, GEC@portlandmaine.gov, LDobson@portlandmaine.gov, TMM@portlandmaine.gov, TM@portlandmaine.gov, CSH@portlandmaine.gov

# A R C H I T E C T Y P E

August 27, 2008

Mike Nugent  
Consulting Plans Examiner  
City of Portland

**RE: 53 Danforth Street – Portland, Maine**

Dear Mike,

Following are responses to your comments for code review:

1. *In the Geotechnical report, the engineer references "the latest edition" of the IBC. The City (and State) is currently limited to the 2003 Code which has different referenced structural and seismic standards from the 2006. In order to apply the newer standard, a waiver must be requested with specific differences outlined. The Seismic Soil profile is shown to be "D" and the Design category is shown to be "B" which is mathematically difficult under the 2003 standard. If the design were to be a "C" the Statement of Special Inspections would have to include a seismic quality assurance plan. Ken Recker of Sebago Technics, the geotechnical engineer of record, stated that the 2003 IBC was used. Linas Dabrila of Veitas and Veitas, Structural Engineers, made the following statement; based on IBC 2003 and the site class, Ss and S1 Factors given in the soils report the 53 Danforth St. structure has been assigned a Seismic Design Category "D".*
2. *The Code Compliance summary indicates that the Structure will be protected with an NFPA 13 fire suppression system. Section 15710 of the Spec Book shows that the garage will be protected with an NFPA 13 (dry) system but that the R2 portions will be protected with the lesser NFPA 13R system. Because this conflicts with Section 903.3.1.1. Please provide a code justification. If a 13R system can be approved, fire blocking and draft stopping plans will have to be provided. The sub-contractor that has been contracted is providing a full NFPA13 system for the garage (dry) and for all public spaces of the R2 above. At the point of entry to each apartment unit he will be changing to an NFPA 13R. The contract specifies very clearly that what he provides will be guaranteed to be approved by the State Fire Marshall and any required upgrades, including to change to a full 13 system, is included in the contract. Our specification, while not clearly requiring a full 13 in error, does require the sub-contractor to meet all applicable codes, including those listed in the code summary.*
3. *Table 704.8 (footnote c) allows for unlimited openings in an open parking structure that are greater than 10 feet from the lot lines. There is a portion of the structure that is less than 10 feet from the lot lines. Can you provide the percentage of unprotected open areas in these areas of the parking portion of the building? See attached sketch showing the only location where the building is less than 10 feet from the property line. Note the percentage of opening in the total wall at two locations (tabulated according to table 704.8) without taking the exception listed as item 'c'. NOTE: these percentages are revised to reflect the modified building shape and layout per the de minimis change that is being processed and which you discussed with David Lloyd in our office.*
4. *Please provide Fire Ratings and UL listings for the first level columns that will establish compliance with Table 601. The fire rating of the columns is 3 hours per Table 720.1 (1). Based on 1-1/2" clearance. A 2- hour rating for the columns is required.*
5. *Please provide a code justification for the omission of the IIC ratings for the Garage ceiling assembly (see section 1207.3). The floor assembly is untested for impact. However the 14"*

# A R C H I T E C T U R E

slab has an IIC rating of 44+/- .This was derived from an IIC study by the National Research council of Canada. Above the slab is a separate floor structure of 3/4" ply on 2x12s at 2' o.c , on 2x4's at 4'o.c.. .By derivation, we estimate the IIC of this system to be 30+/- or a total assembly of 74+/-.

6. *Do the interior dwelling unit separation walls that are also shear walls have added elements to the listed W3 wall detail. If so please provide a UL listed equivalent w/ STC rating. No, there are no added elements.*
7. *Page A-401 shows a W7 wall detail for the Stairway tower exterior walls. The floor plans show the W6 and the 300 series plans show W0's and W8's, please clarify the intended wall application. Stair One (west) exterior wall is a D-2, 2-hour block wall with brick veneer exterior and 2x6 insulated wood stud wall interior. Between the stair and dwelling units, it is a 2-hour block with 2x4 insulated wood walls. Stair Two (north) exterior wall is a W7 Wall type: D-2, 2-hour block wall with 3-5/8 inch steel stud exterior wall with rigid insulation, sheathing and siding.*
8. *Please provide a UL listed 2 hr rated elevator shaft assembly detail. The elevator shaft is a 2-hour D-2 concrete block wall. The wood stud wall shown in Wall Type W6 on Sheet A4.01 is bearing only the wood truss floor assembly and is separated from the block wall by 1/2 inch. UL Design U905 still applies.*
9. *Fire/Smoke Dampers: There are none shown in the "M" series for the following fire separation assembly locations that are penetrated by ducts or vents: Bathroom fans that penetrate the floor ceiling assembly; Range hoods that penetrate the floor ceiling assembly; Boiler vents that penetrate several assemblies; Clothes dryer vents that penetrate the Roof/ceiling assembly. Kitchen range hoods – see Detail #3 on M1.06; Bathroom fans – see Detail #12 on M2.02 and specification (15600, 2.16, B, 2); Boiler vents – see 15600, 2.12, B; Clothes dryer vents – we will change these vents to 4 inch so that we meet all of the requirements of IBC 716.6.1 exceptions 1 through 5.*
10. *The two incidental use areas; the boiler room on the third floor and the laundry on the fifth floor; what design alternative have you chosen for the separation of these uses. The doors are only 20 minute doors and would need to be 45 if you chose 1 hr separation. The laundry room door and the boiler room doors will be upgraded by addendum to be 45 minutes.*
11. *Pursuant to Section 7860-1.6 of the spec book. The fire penetration protection plan that must be submitted and approved prior to implementation, must also be forwarded the Inspections and the Fire prevention office at the same time. The General Contractor will be notified of this requirement and will comply.*
12. *Please provide a more detailed exit discharge plan for the North Stair tower. See attached sketch showing exit discharge on the Second Floor Plan and sidewalk and fencing on First Floor Plan as elements of the means of egress from the building and out to a public way.*
13. *Please provide an interior stair guard / handrail detail that shows the measurements of these above the leading edge of the stair treads. See Detail 9, Sheet A3.11.*
14. *Please provide an engineering certification that all retaining walls will comply with Section 1806.1 of the Code. Also confirm that all required retaining wall areas with have code compliant guards. See attached letter from the structural engineer. In addition, all areas that require guard or rails have them.*
15. *Please provide the TBD testing agencies for the Special Inspection program. Also there is an EIFS section in the Spec Book. Pursuant to Section 1704.12, should this be included in your S/I program? Soils Testing Agent is Sebago Technics. Materials and Quality testing for concrete and masonry grout is Summit Geoenengineering Services. Weld testing is N/A, as there is no structural steel. Any miscellaneous welding is covered under the scope of the Structural Engineer, Veitas and Veitas. The EIFS application is in a small area under cover, within the garage area and is not exposed to direct weather. We are using it as a means of insulating the concrete shear walls at the lowest level of the Stair One Tower and*

# A R C H I T E C T Y P E

the Elevator Tower. IBC Section 1704.12 Exception 2 also exempts inspections of EIFS installed over masonry or concrete walls.

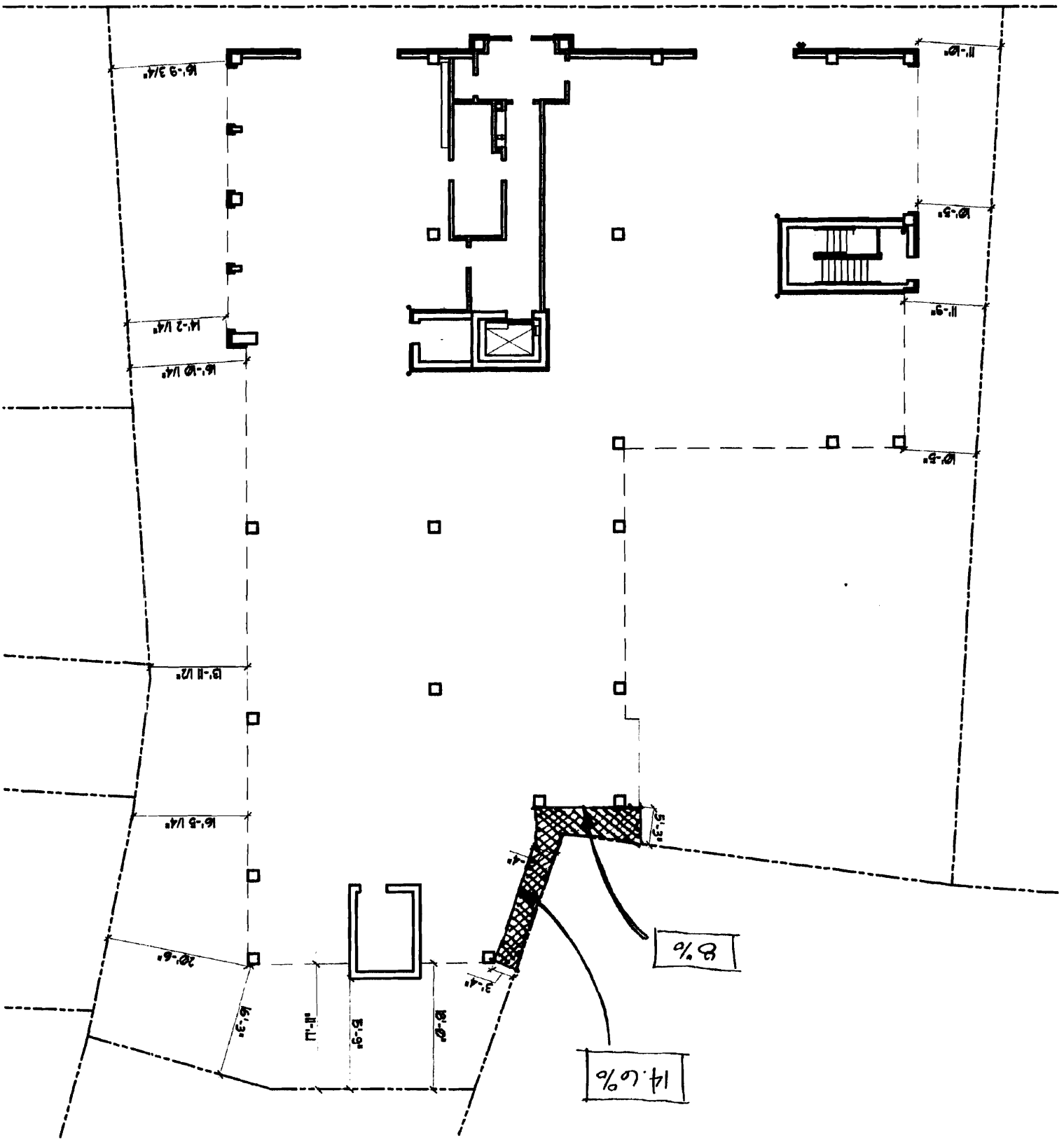
16. *Please provide information that establishes compliance with Section 715.3.2 & 3. These sections provide Fire, hose stream and smoke for doors that penetrate the rated corridors. It is not specified in the spec book. Our Specification Section 08210 Wood Doors will be modified in an addendum to add the following text: "E. Door assemblies in corridors and smoke barriers shall meet UL1784". "F. Rated side hinged doors shall meet UL10C".*
17. *Please provide a safety glazing schedule for the project. It appears that the "H" windows may have to be safety if they meet the conditions in Section 2406.2 (11). Also Window "K" must be rated as the elevator lobby must be a fire partition with openings protected. Window "H" will be provided with safety glazing, as well as window "G". These will be issued in an addendum to the contractor and shall become a part of the contract. It is my interpretation of the elevator lobbies that IBC Section 707.14.1, Exception 4 states that a building of 5 stories does not require lobby separation, and therefore the door and glass wall we have is not a fire partition. IBC Section 715.3.3 states that the elevator must be smoke sealed from the corridor, therefore the window "K" and its door are only for smoke control and are unrated for fire.*
18. *Need a ComCheck plans or other acceptable documentation that establishes compliance with the IECC (Energy Code). See attachment that follows.*
19. *I assume the generator provides emergency power to make the elevator an accessible means of egress as required by section 1007.4. Yes, as shown on 'Single Line Diagram' on sheet E3.02.*

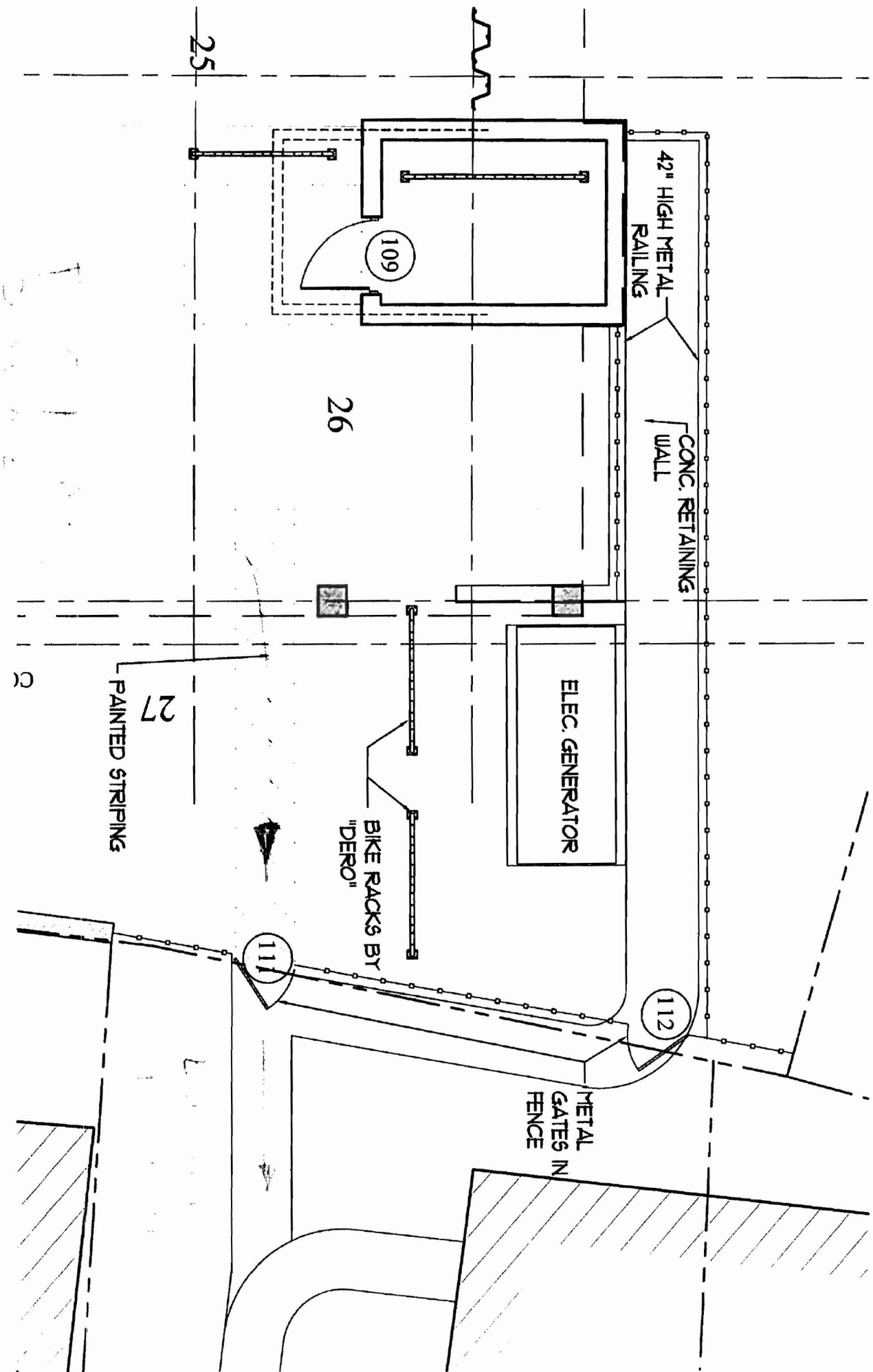
Respectfully,

Kevin Gough  
Archetype Architects

(Attachments follow.)







10/1/03

C



VEITAS <sup>and</sup> VEITAS  
engineers

Structural Engineering

August 27, 2008

Archetype, P.A.  
48 Union Wharf  
Portland, ME 04101

Re: 53 Danforth Street  
Structural Code Compliance

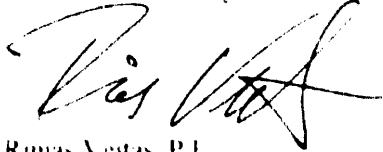
Attn: Mr. David Lloyd

Dear David,

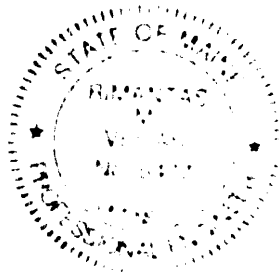
We certify that all site retaining walls have been designed according to IBC 2003, section 1806.1

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

Very truly yours,  
Veitas & Veitas Engineers, Inc.



Rimas Veitas, P.E.  
RMV/bc



From: Devs Attachments Archetype, P.A. 53 Danforth St Structural Code Compliance 8/27/08 1:51 PM

• • •  
• • • •



# Envelope Compliance Certificate

## 2003 IECC

Report Date: 08/27/08

Data filename: Untitled.cck

### Section 1: Project Information

Project Title: 53 Danforth Street

**Construction Site:**53 Danforth Street  
Portland, ME**Owner/Agent:**Archetype Architects, PA  
Portland, ME**Designer/Contractor:**Mechanical Systems Engineers  
Yarmouth, ME

### Section 2: General Information

Building Location (for weather data): **Portland, Maine**  
Climate Zone: **15**  
Heating Degree Days (base 65 degrees F): **7378**  
Cooling Degree Days (base 65 degrees F): **268**  
Project Type: **New Construction**  
Vertical Glazing / Wall Area Pct.: **18%**

**Building Type**

Multifamily

**Floor Area**

28745

### Section 3: Requirements Checklist

**Envelope PASSES:** Design 20% better than code.

#### Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof 1: All-Wood Joist/Rafter/Truss	8119	60.0	3.1	0.017	0.053
Exterior Wall 1: Wood Frame, Any Spacing	19371	19.8	0.0	0.065	0.075
Window 1: Metal Frame with Thermal Break:Double Pane with Low-E, Clear, SHGC 1.10	3560	---	---	0.250	0.526
Door 1: Solid	63	---	---	2.500	0.122
Floor 1: Slab-On-Grade:Unheated, Horizontal 2 ft.	560	---	7.2	---	---
Floor 2: All-Wood Joist/Truss	18185	51.0	0.0	0.020	0.043

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

#### Air Leakage, Component Certification, and Vapor Retarder Requirements:

- 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- 2. Windows, doors, and skylights certified as meeting leakage requirements.
- 3. Component R-values & U-factors labeled as certified.
- 4. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- 5. Stair, elevator shaft vents, and other dampers integral to the building envelope are equipped with motorized dampers.
- 6. Cargo doors and loading dock doors are weather sealed.
- 7. Recessed lighting fixtures are: (i) Type IC rated and sealed or gasketed; or (ii) installed inside an appropriate air-tight assembly with a 0.5 inch clearance from combustible materials and with 3 inches clearance from insulation material.

- 8. Building entrance doors have a vestibule and equipped with closing devices.

Exceptions:

Building entrances with revolving doors.

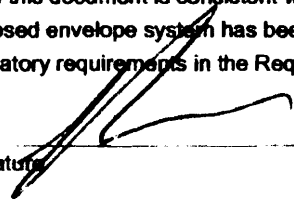
Doors that open directly from a space less than 3000 sq. ft. in area.

- 9. Vapor retarder installed.

### Section 4: Compliance Statement

*Compliance Statement:* The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2003 IECC requirements in COMcheck Version 3.4.0 and to comply with the mandatory requirements in the Requirements Checklist.

Kurt Magnusson, P.E.  
Name - Title

  
Signature

9/27/08  
Date

**From:** Mike Nugent  
**To:** archetype@archetype.com  
**Date:** 8/24/2008 3:21:31 PM  
**Subject:** 53 Danforth St. (permit #08-0941)

David,

I have completed the review of the above project and have the following questions or require the following additional information:

1) In the Geotechnical report, the engineer references "the latest edition" of the IBC. The City (and State) are currently limited to the 2003 Code which has different referenced structural and seismic standards from the 2006. In order to apply the newer standard, a waiver must be requested with specific differences outlined. The Seismic Soil profile is shown to be "D" and the Design category is shown to be "B" which is mathematically difficult under the 2003 standard. If the design were to be a "C" the Statement of Special Inspections would have to include a seismic quality assurance plan.

2) The Code Compliance summary indicates that the Structure will be protected with an NFPA 13 fire suppression system. Section 15710 of the Spec Book shows that the garage will be protected with an NFPA 13 (dry) system but that the R2 portions will be protected with the lesser NFPA 13R system. Because this conflicts with Section 903.3.1.1. Please provide a code justification. If a 13R system can be approved, fire blocking and draft stopping plans will have to be provided.

3) Table 704.8 (footnote c) allows for unlimited openings in an open parking structure that are greater than 10 feet from the lot lines. There is a portion of the structure that is less than 10 feet from the lot lines. Can you provide the percentage of unprotected open areas in these areas of the parking portion of the building?

4) Please provide Fire Ratings and UL listings for the first level columns that will establish compliance with Table 601.

5) Please provide a code justification for the omission of the IIC ratings for the Garage ceiling assembly. (see section 1207.3)

6) Do the interior dwelling unit separation walls that are also shear walls have added elements to the listed W3 wall detail. If so please provide a UL listed equivalent w/ STC rating.

7) Page A-401 shows a W7 wall detail for the Stairway tower exterior walls. The floorplans show the W6 and the 300 series plans show W0's and W8's, please clarify the intended wall application.

8) Please provide a UL listed 2 hr rated elevator shaft assembly detail.

9) Fire/Smoke Dampers: There are none shown in the "M" series for the following fire separation assembly locations that are penetrated by ducts or vents:  
Bathroom fans that penetrate the floor ceiling assembly;  
Range hoods that penetrate the floor ceiling assembly;  
Boiler vents that penetrate several assemblies;  
Clothed dryer vents that penetrate the Roof/ceiling assembly.

10) The two incidental use areas; the boiler room on the third floor and the laundry on the fifth floor; what design alternative have you chosen for the separation of these uses. The doors are only 20 minute doors and would need to be 45 if you chose 1 hr separation.

11) Pursuant to Section 7860-1.6 of the spec book. The fire penetration protection plan that must be submitted and approved prior to implementation, must also be forwarded the Inspections and The Fire prevention office at the same time.

- 12) Please provide a more detailed exit discharge plan for the North Stair tower.
- 13) Please provide an interior stair guard / handrail detail that shows the measurements of these above the leading edge of the stair treads.
- 14) Please provide an engineering certification that all retaining walls will comply with Section 1806.1 of the Code. also confirm that all required retaining wall areas will have code compliant guards.
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- 18) Need a ComCheck plans or other acceptable documentation that establishes compliance with the IECC (Energy Code).
- 19) I assume the generator provides emergency power to make the elevator an accessible means of egress as required by section 1007.4.

Thanks!

Mike Nugent  
Consulting Plans Examiner  
City of Portland

**CC:**

PL@portlandmaine.gov, JMB@portlandmaine.gov, GEC@portlandmaine.gov, LDobson@portlandmaine.gov, TMM@portlandmaine.gov, TM@portlandmaine.gov, CSH@portlandmaine.gov



# Mail Message

N

Close Next Delete From This Mailbox Delete From All Mailboxes Forward Reply to Sender Reply All Move Delete Read Later Properties

[Print View](#)

**From:** Mike Nugent  
**To:** archetype@archetype.com  
**CC:** Chris Hanson, Gregory Cass, Jeanie Bourke, Lannie Dobson, Penny Littell , Tom Markley, Tammy Munson  
**Date:** Sunday - August 24, 2008 3:21 PM  
**Subject:** 53 Danforth St. (permit #08-0941)

David,

I have completed the review of the above project and have the following questions or require the following additional information:

1) In the Geotechnical report, the engineer references "the latest edition" of the IBC. The City (and State) are currently limited to the 2003 Code which has different referenced structural and seismic standards from the 2006. In order to apply the newer standard, a waiver must be requested with specific differences outlined. The Seismic Soil profile is shown to be "D" and the Design category is shown to be "B" which is mathematically difficult under the 2003 standard. If the design were to be a "C" the Statement of Special Inspections would have to include a seismic quality assurance plan.

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- 18) Need a ComCheck plans or other acceptable documentation that establishes compliance with the IECC (Energy Code).
- 19) I assume the generator provides emergency power to make the elevator an accessible means of egress as required by section 1007.4.

Thanks!

Mike Nugent  
Consulting Plans Examiner  
City of Portland

# PLUMBING APPLICATION

Department of Health and Human Services  
Division of Environmental Health

## PROPERTY ADDRESS

Town or Plantation	Portland
Street Subdivision Lot #	101 ... ST

## PROPERTY OWNERS NAME

Last: First:	
Applicant Name:	...
Mailing Address of Owner/Applicant (If Different)	...

PORTLAND PERMIT # 10784 TOWN COPY

Date Permit Issued: 10/17/08 \$ 116.50  If Double Fee Charged

Local Plumbing Inspector Signature: *[Signature]* L.P.I. # 01744

40 A 13

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant

Date

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

## PERMIT INFORMATION

<b>This Application is for</b> 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	<b>Type of Structure To Be Served:</b> 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input checked="" type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	<b>Plumbing To Be Installed By:</b> 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # 02788
---	--	---

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.  <b>OR</b>  HOOK-UP: to an existing subsurface wastewater disposal system.	0 2	Hosebib / Sillcock	4 4	Bathtub (and Shower)
	1 2	Floor Drain	0 7	Shower (Separate)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal	4 3	Sink
		Drinking Fountain	5 7	Wash Basin
<b>OR</b>  TRANSFER FEE [\$6.00]		Indirect Waste	5 2	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	0 6	Clothes Washer
		Grease / Oil Separator	4 3	Dish Washer
	0 5	Roof Drain		Garbage Disposal
		Bidet		Laundry Tub
	0 1	Other: <i>water sink</i>	0 3	Water Heater
	2 0	Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
			2 7	Fixtures (Subtotal) Column 2
				<b>Total Fixtures</b>
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				<b>Permit Fee (Total)</b>

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TO: Inspections Department  
FROM: Philip DiPierro, Development Review Coordinator  
DATE: August 19, 2009  
RE: C. of O. for # 53 Danforth Street, 43 Unit Project  
(Id#2008-0061) (CBL 040 A 013001)

---

After visiting the site, I have the following comments:

Site work complete

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager  
Tammy Munson, Inspection Services Manager  
File: Urban Insight

This data is provided by the Assessor's Office and is current as of **Aug. 11, 2009**

Fees  New  Scheduling

R6 LCI: C

CBL	040 A013001	Acct No	6088	Property Address	53 DANFORTH ST	View Complaint	Close
Owner Name 1	53 DANFORTH STREET LP			Property Type	COMMERCIAL	Dist#:	1
Name 2				Description	40-A-13	View Inspection	Print Inv.
Mailing Address	ONE CITY CENTER 4TH FLOOR			Census Tract	3.00	View Site Plan	View Permit
City, State, Zip	PORTLAND	ME	04101				

Prop Info | Inspections | Site Plans | Permits | Complaints | Food/Water/Odor | Documents | Letters | Property Mgmt | Fees | Taxes | Notes

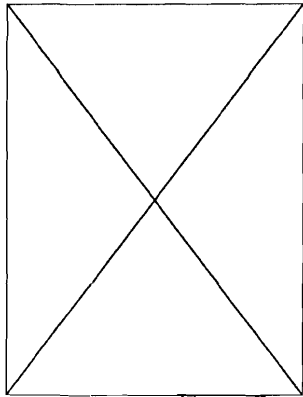
Date/Time	Staff/Contact	Street	Parcel ID	Appl ID	Appl Type	Type
08/14/09	Michael Collins	53 DANFORTH ST	040 A013001	80941	Prmt	Certificate of Occupancy/Final
10:00 AM	Wright Ryan Construction, Inc Tom Burrill @ 756-2542 for funal certicae of occupancy. Would like inspection					
08/06/09	Chris Hanson	53 DANFORTH ST	040 A013001	80941	Prmt	Pre-Final Inspection
10:00 AM	Wright Ryan Construction, Inc Tom Burrill @ 756-2542 Cell for pre certificate of occupancy. Would like inspecti					
05/20/09	Michael Collins	53 DANFORTH ST	040 A013001	20084716	ElcPeC	Close-in/Elec./Plmb./Framing
9:30 AM	Chad 807-3390, Morning appointment is best					
05/07/09	Michael Collins	53 DANFORTH ST	040 A013001	20084716	ElcPeC	Electrical Only
11:30 AM	Third floor close in for electric ONLY - Chad 807-3390					
04/17/09	Michael Collins	53 DANFORTH ST	040 A013001	80941	Prmt	Close-in/Elec./Plmb./Framing
2:30 PM	party wall, and exterior wall of the fifth floor, Larry 671-6854					
04/08/09	Michael Collins	53 DANFORTH ST	040 A013001	20088283	Plumb	Close-in/Elec./Plmb./Framing
2:30 PM	Len 772-5203					
04/03/09	Mike Menario	53 DANFORTH ST	040 A013001	20088283	Plumb	Plumbing Only
9:00 AM	Len 772-5203 Rough-in Plumbing					
03/31/09	Michael Collins	53 DANFORTH ST	040 A013001	80941	Prmt	Close-in/Elec./Plmb./Framing
11:00 AM	Plumbing & Elctric - 772-5203 Len					
03/25/09	Michael Collins	53 DANFORTH ST	040 A013001	20084716	ElcPeC	Electrical Service

R6

LCI:

C

10:00 AM			See BH Milliken. CMP# 441-182-2933-001 for Wright/Ryan Const.			
11/12/08	Suzanne Hunt	53 DANFORTH ST	040 A013001	20088283	Plumb	Plumbing Only
6:00 AM			772-5203 len. Below ground drain system section on right hand side complete gu			
11/07/08	Suzanne Hunt	53 DANFORTH ST	040 A013001	80941	Prmt	Foundation/Rebar
6:00 AM			671- 6854 Larry. Checked footing for rebar, special inspector was there. Ok smh			
10/22/08	Jon Rioux	53 DANFORTH ST	040 A013001	80941	Prmt	Footings/Setbacks
10:30 AM			Concrete footings, Larry 671-6854-			
10/15/08	Michael Collins	53 DANFORTH ST	040 A013001	80941	Prmt	Foundation/Rebar
9:00 AM			See Larry #671-6854			
10/08/08	Michael Collins	53 DANFORTH ST	040 A013001	20084716	ElcPe	Inspection
9:30 AM			See BH Milliken. #879-1877.			
09/17/08	Suzanne Hunt	53 DANFORTH ST	040 A013001	81140	Prmt	Pre-Demolition Inspection
9:00 AM			prelim time set with tom burrill, requested he contact troy moon re disposal of m			
09/11/08	Suzanne Hunt	53 DANFORTH ST	040 A013001	81140	Prmt	Pre-Demolition Inspection
1:00 PM			Pre - Demolition Insp 9/12. Called contact and request he contact Andy Moon re			



Water level

gas - NOT GAS  
 Manual shut off valve  
 Primary gas pressure regulator  
 Fuel strainer

- Gas solenoid valve
- Flexible fuel connection
- Gas available
- Diesel
- Flexible fuel connections (Supply & Return)

- Day tank
- Fuel transfer pump
- Day tank float switch wired to fuel transfer pump (A.C. or D.C.)
- Diesel fuel solenoid valve (if required)
- Diesel fuel available
- Bleed diesel

Exhaust System

Automatic Load Transfer Switch

- Remote start wiring to engine/generator
- Trickle charger operation & adjustment
- Proper A.C. load, A.C. generator & A.C. normal wiring
- Adjust time delay relays
- Adjust clock exerciser
- Visual check main contractors
- Check annunciator if applicable

ATLS online in 7k  
 1 set  
 13.5 VDC  
 ATLS EH online in 8Sa  
 Mentin  
 Tues 1000 to 1020

General Inspection

- Wiring
- Hoses
- Clearances
- Supports

Recommendations or Modifications before Plant is started first time.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Modifications completed      Date: 7/20/09  
 OK for start-up

Start and Warm-Up period (No load)

- Start engine (Selector switch in "Run" position)
- Oil pressure 70 lbs.
- Water temperature 190 °F
- Battery charge rate 14.1V DC
- Unusual noises/vibrations
- Check phase rotation
- Voltage 208 3  $\phi$
- Hertz 60
- Unusual noises/vibrations

Warm-Up Period (Add Load)

- Selector switch in "Run" position
- Add load by simulating power failure (Main breaker or test switch in the automatic transfer switch)

Engine/Generator

- Carburetor adjustments
- Governor adjustments
- Check for Overload
- Load per Leg: 8 AMPS 6 AMPS 4 AMPS
- Voltage 208
- Hertz
- Oil pressure 50 lbs.
- Water temperature 195 °F
- Check low oil pressure safety switch
- Check high water temperature safety switch
- Check engine overspeed safety switch
- Unusual noises/vibrations

See load BANK TEST.

PCC-2100



Automatic Load Transfer Switch

- Transfer to emergency OK
- Time delays timed out OK
- Remove load (Main breaker or test switch in the automatic load transfer switch)
- Retransfer to normal OK
- Shut down plant (Selector switch in "Stop" position)

ONAN Warranty Initiation

Engine/Generator Date: 7/28/09

Automatic Load Transfer Switch Date: 7/28/09

Checkout & Initial Start-Up

Performed by: Man

Performed by: \_\_\_\_\_

Witnessed by: ALAN DIBSEN (B Am)

Company: \_\_\_\_\_

Owner/End User: \_\_\_\_\_

Contact: /

Phone Number: \_\_\_\_\_

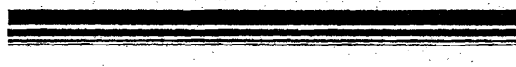
Personnel present for operational maintenance instructions:

No one avail for training

Final Installation Recommendations:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



		<b>R.B. Allen</b> Co., Inc.
		131 Lafayette Rd. North Hampton, NH 03862
Phone: (603) 964-8140	TOLL FREE: (800) 258-7264	Fax: (603) 964-8885

Mailing Address: P.O. Box 770  
Email Address: Rballen@Rballen.com

August 14, 2009

To: BH MILLIKEN, WES

RE: 53 DANforth

To Whom It May Concern:

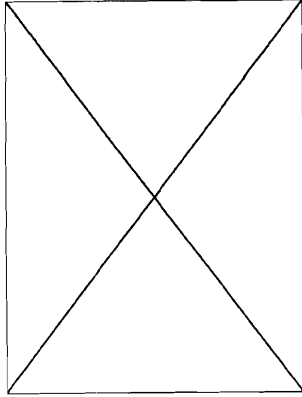
The new EST Fire Alarm System located at the address above has been programmed, tested and is working per the manufacturer's specifications with reference to NFPA 72 and local ordinances.

Thank you,

Tim Biron  
R.B. Allen Co., Inc.  
Project Manager

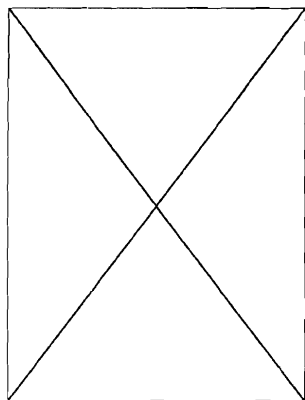
**Systems: Municipal Fire Alarm and Security- Industrial Fire Alarm & Security**

**ISO 9001 Certified**



# RECORD OF COMPLETION

<b>PROTECTED PROPERTY</b>	
53 danforth	Authority Having Jurisdiction: PFD
	Address:



**DEVICES AND CIRCUITS**

(Indicate quantity)

Combination Detectors  
(circle active sensors)

Ion \_\_\_ Photo \_\_\_ Ion/Photo/Heat

**SYSTEM & SERVICE**

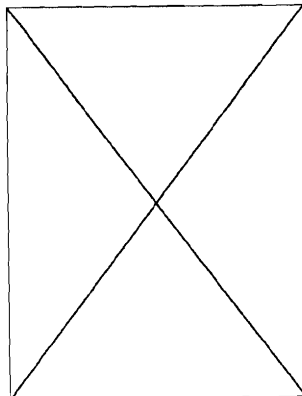
NFPA 72-Local

If alarm transmitted off premise, locations(s)  
received: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

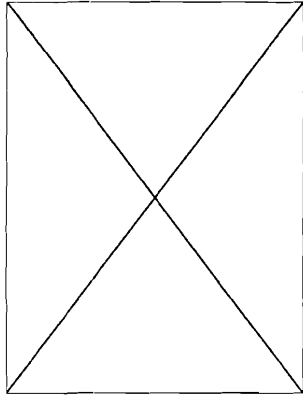


# RECORD OF COMPLETION

PROTECTED PROPERTY	
53 danforth	Authority Having Jurisdiction: PFD
danforth portland maine	Address:
BH MILLIKEN	Phone:
879-1877	

## RECORD OF SYSTEM INSTALLATION

This system has been installed in accordance with the NFPA standards listed below, was inspected by RB ALLEN BH MILLIKEN on 8/3/2009 and includes the devices listed below, and has been in service since \_\_\_\_\_.



**DEVICES AND CIRCUITS**

(indicate quantity)

Combination Detectors  
(circle active sensors)

\_\_\_ Ion \_\_\_ Photo \_\_\_ Ion/Photo/Heat  
\_\_\_ Ion \_\_\_ Photo \_\_\_ Ion/Photo/Heat

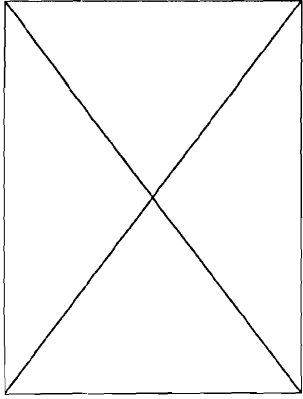
**SYSTEM & SERVICE**

**NFPA 72-Local**

If alarm transmitted off premise, locations(s)  
received: \_\_\_\_\_

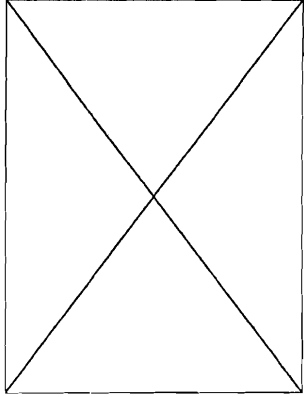
**NFPA 72-Emergency Voice Alarm Service**

# Voice/alarm channels: \_\_\_\_\_  
Single: \_\_\_\_\_ Multiple: \_\_\_\_\_  
# Installed speakers: \_\_\_\_\_  
# Telephone/facks installed: \_\_\_\_\_



**RECORD OF COMPLETION**



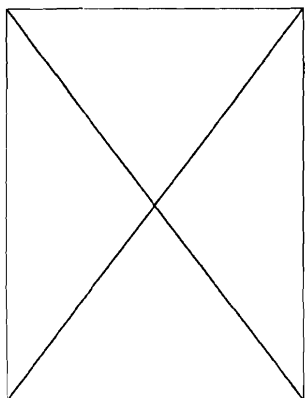


DEVICES AND CIRCUITS

| |

SYSTEM & SERVICE

|



High Tech Fire Protection (207)998-4187

p.2

**High Tech Fire Protection**  
**P.O. Box 156**  
**Minot, Maine 04258**  
**Tel: (207) 998-2551**

AME

### Contractor's Material and Test Certificate for Aboveground Piping

**PROCEDURE**  
 Upon completion of work, inspection and tests shall be made by the contractor's representative and witnessed by an owner's representative. All defects shall be corrected and system left in service before contractor's personnel finally leave the job. A certificate shall be filled out and signed by both representatives. Copies shall be prepared for approving authorities, owners, and contractors. It is understood the owner's representative's signature in no way prejudices any claim against contractor for faulty material, poor workmanship, or failure to comply with approving authority's requirements or local ordinances.

PROPERTY NAME 53 Danforth Street Apartments DATE 7-27-09

PROPERTY ADDRESS 53 Danforth Portland, ME

ACCEPTED BY State Fire Marshal's Office  
 PLANS ADDRESS #45 Commerce Drive Suite 1 Augusta, Maine 04333-0164

Installation conforms to accepted plans  Yes  No  
 Equipment used is approved. If no, explain:  Yes  No

Has person in charge of fire equipment been instructed as to location of control valves and care and maintenance of this new equipment?  Yes  No  
 If no, explain?

Has copies of the following been left on the premises?  
 1. System components instructions  Yes  No  
 2. Care and maintenance instructions  Yes  No  
 3. NFPA 25 (Owner's Manual)  Yes  No

LOCATION OF SYSTEM Supplies buildings Parking garage area (Dry System)

SPRINKLERS	MAKE	MODEL	YEAR OF MANUFACTURE	ORIFICE SIZE	QUANTITY	TEMPERATURE RATING
	VICTAULIC	V2704 UPR	2009	1/2"	63	155°
	VICTAULIC	V2710 HSW	2009	1/2"	2	155°

PIPING & FITTINGS  
 Type of pipe BLACK IRON  
 Type of fittings BLACK IRON

ALARM VALVE OR FLOW INDIC.	Alarm Device			Maximum time to operate through test connection.	
	Type	Make	Model	Minutes	Seconds
<u>FLOW</u>	<u>Pattler</u>	<u>PS 10</u>			<u>45</u>

DRY PIPE OPERATION TEST	Dry valve			O.O.D.			Alarm operated properly	
	Make	Model	Serial no.	Make	Model	Serial no.	Yes	No
	<u>VIKING</u>	<u>F2</u>						

	Time to trip through test connection <sup>1</sup>		Water pressure	Air pressure	Trip point air pressure	Time water reached test outlet <sup>1</sup>		Alarm operated properly	
	Minutes	Seconds	Psi	Psi	Psi	Minutes	Seconds	Yes	No
Without O.O.D.									
With O.O.D.		<u>18</u>	<u>85</u>	<u>45</u>	<u>14</u>		<u>42</u>	<input checked="" type="checkbox"/>	

If no, explain:

DELUGE & PREACTION VALVES	Operation			Piping supervised		Does valve operate from the manual trip, remote, or both control stations?		Is there an accessible facility in each circuit for testing?	
	<input type="checkbox"/> Pneumatic <input type="checkbox"/> Electric <input type="checkbox"/> Hydraulic			<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No    If no, explain.	
	Make	Model	Does each circuit operate supervision loss alarm?	Does each circuit operate valve release?		Maximum time of operate release			
			Yes	No	Yes	No	Minutes	Seconds	

PRESSURE REDUCING VALVES	Location and floor	Make & Model	Setting	Static Pressure		Residual Pressure (flowing)		Flow rate
				Inlet (psi)	Outlet (psi)	Inlet (psi)	Outlet (psi)	Flow (gpm)

<sup>1</sup> Measured from time inspector's test connection is opened.

TEST DESCRIPTION	<p>Hydrostatic: Hydrostatic tests shall be made at not less than 200 psi (13.6 bar) for 2 hours or 50 psi (3.4 bar) above static pressure in excess of 150 psi (10.2 bar) for 2 hours. Differential dry-pipe valve clappers shall be left open during the test to prevent damage. All aboveground piping leakage shall be stopped.</p> <p>Pneumatic: Establish 40 psi (2.7 bar) air pressure and measure drop, which shall not exceed 1 1/2 psi (0.1 bar) in 24 hours. Test pressure tanks of normal water level and air pressure and measure air pressure drop, which shall not exceed 1 1/2 psi (0.1 bar) in 24 hours.</p>		
TEST	All piping hydrostatically tested at <u>200</u> psi ( <u>14</u> bar) for <u>2</u> hours Dry piping pneumatically tested <input type="checkbox"/> Yes <input type="checkbox"/> No Equipment operates properly <input type="checkbox"/> Yes <input type="checkbox"/> No	If no, state reason	
TEST	Do you certify as the sprinkler contractor that additives and corrosive chemicals, sodium silicate or derivatives of sodium silicate, brine, or other corrosive chemicals were not used for testing systems of stopping leaks? <input type="checkbox"/> Yes <input type="checkbox"/> No		
TEST	Drain test	Reading of gauge located near water supply test connection: _____ psi (_____ bar).	Residual pressure with valve in test connection open wide: _____ psi (_____ bar).
BLANK TESTING GASKETS	Number used	Locations	Number removed
WELDING	Welding piping <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes... Do you certify as the sprinkler contractor that welding procedures comply with the requirements of at least AWS B2.1? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Do you certify that the welding was performed by welders qualified in compliance with the requirements of at least AWS B2.1? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Do you certify that the welding was carried out in compliance with a documented quality control procedure to ensure that all discs are retrieved, that openings in piping are smooth, that slag and other welding residue are removed, and that the internal diameters of piping are not penetrated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
CUTOUTS (DISCS)	Do you certify that you have a control feature to ensure that all cutouts (discs) are retrieved? <input type="checkbox"/> Yes <input type="checkbox"/> No		
HYDRAULIC DATA NAMEPLATE	Nameplate provided <input type="checkbox"/> Yes <input type="checkbox"/> No If no, explain _____		
REMARKS	Date left in service with all control valves open <u>8/13/09</u>		
SIGNATURES	Name of sprinkler contractor <u>High Tech Fire Protection</u> Test witnessed by <u>Tommy</u> <u>8/13/09</u> For property owner (signed) _____ Title _____ Date _____ For sprinkler contractor (signed) <u>John Buchanan</u> Title <u>Pitter</u> Date <u>8/13/09</u>		
Additional Explanations and notes	_____ _____ _____		

### Contractor's Material and Test Certificate for Aboveground Piping

**PROCEDURE**  
 Upon completion of work, inspection and test, shall be made by the contractor's representative and witnessed by an owner's representative.  
 All defects shall be corrected and system left in service before contractor's personnel finally leave the job.  
 A certificate shall be filled out and signed by both representatives. Copies shall be prepared for approving authorities, owners, and contractors.  
 It is understood the owner's representative's signature in no way prejudices any claim against contractor for faulty material, poor workmanship, or failure to comply with approving authority's requirements or local ordinances.

PROPERTY NAME 53 Danforth Street Apartments DATE 7-27-09

PROPERTY ADDRESS 53 Danforth Portland, ME

ACCEPTED BY Slate Fire Marshal's Office

PLANS ADDRESS #45 Commerce Drive Suite 1 Augusta, Maine 04333-0164

Installation conforms to accepted plans  Yes  No  
 Equipment used is approved if no, explain deviations  Yes  No

INSTRUCTIONS Has person in charge of fire equipment been instructed as to location of control valves and care and maintenance of this new equipment?  Yes  No  
 If no, explain?

INSTRUCTIONS Has copies of the following been left on the premises?  Yes  No  
 1. System component instructions  Yes  No  
 2. Care and maintenance instructions  Yes  No  
 3. NFPA 25 (Owner's Manual)  Yes  No

LOCATION OF SYSTEM Supplies building: 2ND FLOOR ZONE (Wet System)

SPRINKLERS	MAKE	MODEL	YEAR OF MANUFACTURE	ORIFICE SIZE	QUANTITY	TEMPERATURE RATING
	VICTAULIC	V3806 CORFD	2008	1/2"	66	155°
	VICTAULIC	V3802 CORFD	2008	1/2"	13	155°
	VICTAULIC	V2710 HSW	2008	1/2"	5	155°
	VIKING	VK900 LPE	2009	7/16"	68	175°

PIPING & FITTINGS Type of pipe BLACK IRON RISER/CPVC PIPING  
 Type of fittings BLACK IRON RISER/CPVC PIPING

ALARM VALVE OR FLOW INDIC. Alarm Device: Type FLOW Make Potter Model vsf flow Maximum time to operate through test connection: Minutes 35 Seconds

DRY PIPE OPERATION TEST Dry valve: Make VIKING Model EP Serial no.  O.O.D.: Make  Model  Serial no.

	Time to trip through test connection <sup>1</sup>		Water pressure	Air pressure	Trip point air pressure	Time water reached test outlet <sup>1</sup>		Alarm operated properly	
	Minutes	Seconds	Psi	Psi	Psi	Minutes	Seconds	Yes	No
Without O.O.D.									
With O.O.D.									

# no, explain

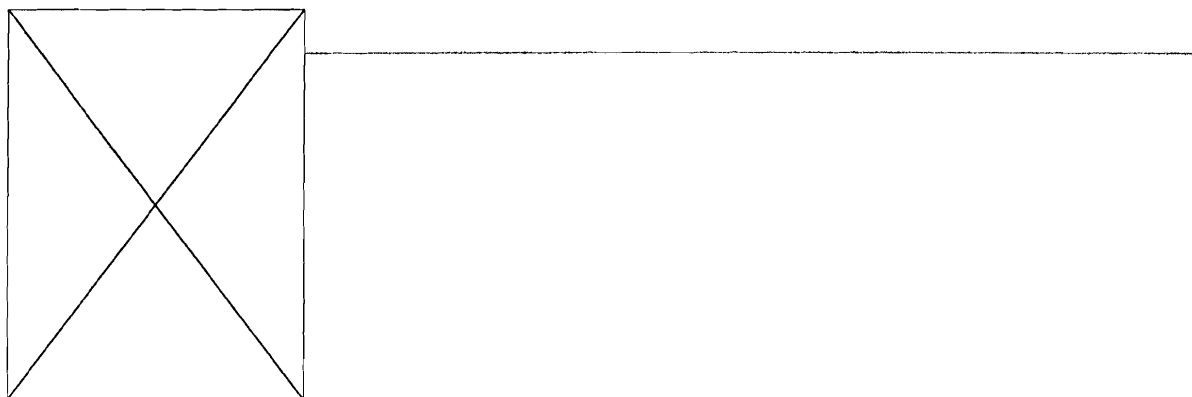
DRY PIPE & PREACTION VALVES Operation  Parametric  Electric  Hydraulic  
 Piping supervised  Yes  No  
 Does valve operate from the manual trip, remote, or both control stations?  Yes  No  
 Is there an accessible facility in each circuit for testing?  Yes  No If no, explain.

Make	Model	Does each circuit operate supervision loss alarm?		Does each circuit operate valve release?		Maximum time of operate release	
		Yes	No	Yes	No	Minutes	Seconds

PRESSURE REDUCING VALVES

Location and floor	Make & Model	Setting	Static Pressure		Residual Pressure (flowing)		Flow rate
			Inlet (psi)	Outlet (psi)	Inlet (psi)	Outlet (psi)	Flow (gpm)

<sup>1</sup> Measured from time inspector's test connection is opened.



3rd

### Contractor's Material and Test Certificate for Aboveground Piping

**PROCEDURE**  
 Upon completion of work, inspection and tests shall be made by the contractor's representative and witnessed by an owner's representative. All defects shall be corrected and system left in service before contractor's personnel finally leave the job. A certificate shall be filled out and signed by both representatives. Copies shall be prepared for approving authorities, owners, and contractors. It is understood the owner's representative's signature in no way prejudices any claim against contractor for faulty material, poor workmanship, or failure to comply with approving authority's requirements or local ordinances.

PROPERTY NAME 53 Danforth Street Apartments DATE 7-27-09

PROPERTY ADDRESS 53 Danforth Portland, ME

ACCEPTED BY State Fire Marshal's Office  
 PLANS ADDRESS #45 Commerce Drive Suite 1 Augusta, Maine 04333-0164  
 Installation conforms to accepted plans  Yes  No  
 Equipment used is approved. If no, explain deviations.  Yes  No

INSTRUCTIONS Has person in charge of fire equipment been instructed as to location of control valves and care and maintenance of this new equipment?  Yes  No  
 If no, explain?  
 Has copies of the following been left on the premises?  
 1. System components instructions  Yes  No  
 2. Care and maintenance instructions  Yes  No  
 3. NFPA 25 (Owners Manual)  Yes  No

LOCATION OF SYSTEM: Supplies buildings 3RD FLOOR ZONE (Wet System)

	MAKE	MODEL	YEAR OF MANUFACTURE	ORIFICE SIZE	QUANTITY	TEMPERATURE RATING
SPRINKLERS	VICTAULIC	V3804 CONPD	2009	1 1/2"	68	155°
	VICTAULIC	V3802 CONPD	2009	1 1/2"	13	155°
	VICTAULIC	V2710 HSW	2009	1 1/2"	4	155°
	VIKING	VK900 UPR	2009	7/16"	68	175°

PIPING & FITTINGS Type of pipe BLACK IRON RISER/CPVC PIPING  
 Type of fittings BLACK IRON RISER/CPVC PIPING

ALARM VALVE OR FLOW INDIC. Alarm Device: Type FLOW, Make Potter, Model Vsr flow, Maximum time to operate through test connection: Minutes 35, Seconds 35

Dry valve: O.O.D.

Make	Model	Serial no.	Make	Model	Serial no.
VIKING	F2				

	Time to trip through test connection <sup>1</sup>		Water pressure	Air pressure	Trip point air pressure	Time water reached test outlet <sup>1</sup>		Alarm operated properly	
	Minutes	Seconds	Psi	Psi	Psi	Minutes	Seconds	Yes	No
Without O.O.D.									
With O.O.D.									

If no, explain:

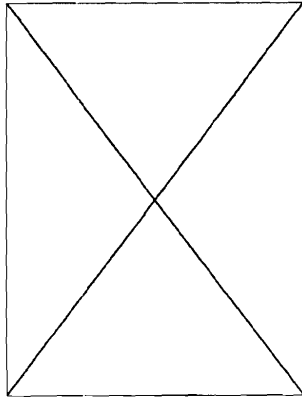
Operation  Pneumatic  Electric  Hydraulic  
 Piping supervised  Yes  No  
 Does valve operate from the manual trip, remote, or both control stations?  Yes  No  
 Is there an accessible facility in each circuit for testing?  Yes  No If no, explain.  

Make	Model	Does each circuit operate supervision loss alarm?		Does each circuit operate valve release?		Maximum time of operate release	
		Yes	No	Yes	No	Minutes	Seconds

PRESSURE REDUCING VALVES

Location and floor	Make & Model	Setting	Static Pressure		Residual Pressure (flowing)		Flow rate
			Inlet (psi)	Outlet (psi)	Inlet (psi)	Outlet (psi)	Flow (gpm)

<sup>1</sup> Measured from time inspector's test connection is opened.



Hydrostatic tests shall be made at not less than 200 psi (13.6 bar) for 2 hours or 50 psi (3.4 bar) above static pressure of 150 psi (10.2 bar) for 2 hours. Differential dry-pipe valve clappers shall be left open during the test to prevent leakage. All aboveground piping leakage shall be stopped.

Apply 40 psi (2.7 bar) air pressure and measure drop, which shall not exceed 1 1/2 psi (0.1 bar) in 24 hours. Repeat at normal water level and air pressure and measure air pressure drop, which shall not exceed 1 1/2 psi (0.1 bar) in 24 hours.

Hydrostatically tested at 200 psi (14 bar) for 2 hours  
Hydrostatically tested and operated properly  Yes  No

If no, state reason:

Do not use the sprinkler contractor that additives and corrosive chemicals, sodium silicate or derivatives of sodium silicate,



