

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 061617

Please Read
Application And
Notes, If Any,
Attached

PERMIT ISSUED
NOV 14 2006
CITY OF PORTLAND

This is to certify that HOME FOR AGED WOMEN WRIGHT RYAN CONSTRUCTION

has permission to Phase 1 interior demo

AT 115 DANFORTH ST L 044 G001001

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 written permission procured before this building or part thereof is opened or services closed-in. 4
YOUR 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 Cass 11-7-06

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Jamie Burke 11/14/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1617	Issue Date: NOV 14 2006	CBL: 044 G001001
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PERMIT ISSUED

Location of Construction: 115 DANFORTH ST / 75 State St	Owner Name: HOME FOR AGED WOMEN	Owner Address: 75 STATE ST
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial

Past Use: Commercial - Home for Aged Women	Proposed Use: Commercial Phase 1 interior demo Cutter House renovation	Permit Fee: \$320.00	Cost of Work: \$30,000.00	CEO District: 2
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied See Conditions	INSPECTION: Use Group: R4 Type: SB INTERIOR DEMOLITION ONLY
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Proposed Project Description:
Phase 1 interior demo

Signature: *Greg C...* Date: 11/14/06
Signature: *JMB*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: dmartin	Date Applied For: 11/03/2006	Zoning Approval
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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</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> - Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 11/6/06</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 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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Any exterior work requires a separate review and approval

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1617	Date Applied For: 11/03/2006	CBL: 044 G001001
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Location of Construction: 115 DANFORTH ST	Owner Name: HOME FOR AGED WOMEN	Owner Address: 75 STATE ST	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial Phase I interior demo	Proposed Project Description: Phase I interior demo
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/06/2006
Note: **Ok to Issue:**

- 1) The Cutter House shall remain eleven (11) independent dwelling units. There shall be no increase in the number of dwelling units.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 11/14/2006
Note: **Ok to Issue:**

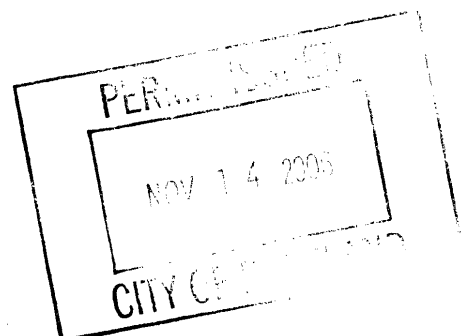
- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) This permit approves interior demolition only. Separate permits are required for additional renovations.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 11/07/2006
Note: **Ok to Issue:**

- 1) No means of egress from occupied space shall be blocked by construction
- 2) The Sprinkler and Fire Alarm systems shall remain operable in the occupied areas at all times.
- 3) A fire protection plan shall be developed in accordance with NFPA #1 Chapter 16. Plan to be submitted to the Portland Fire Dept prior to the start of demolition

Comments:

11/6/2006-mes: the microfiche does not indicate the number of rooms that have been approved in the past.





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>75 STATE STREET - CUTTER HOUSE / 115 Danforth</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>44 G 001</u>	Owner: <u>SEVENTY FIVE STATE STREET</u> <u>75 STATE STREET</u> <u>PORT., RICK MEINKING</u>	Telephone: <u>772-2675</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>WRIGHT-RYAN CONSTRUCTION, INC</u> <u>10 DANFORTH ST, PORTLAND</u> <u>PETER HABEN</u>	Cost Of Work: \$ <u>30,000.00</u> Fee: \$ <u>320.00</u> C of O Fee: \$ <u>-0-</u>
Current Specific use: <u>ELDERLY HOUSING</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME</u>		
Project description: <u>SEE ATTACHMENT. PHASE 1</u>		
Contractor's name, address & telephone: <u>W/R CONSTRUCTION</u>		
Who should we contact when the permit is ready: <u>PETER HABEN e W/R</u>		
Mailing address: <u>10 DANFORTH ST</u> <u>PORTLAND, ME 04107</u>		Phone: <u>773-3625</u>

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

In order to request a permit, please visit our website at www.portlandmaine.gov

Emaling hannie

I hereby authorize the Planning and Development Department to use my name and signature in any manner necessary to complete the permit application process.

PDF

the project, the Planning and Development Department may use my name and signature in any manner necessary to complete the permit application process. For further information visit us on-line at www.portlandmaine.gov, room 315 City Hall or call 874-8703.

I, or that the owner of record authorizes the proposed work and that I have authorized agent. I agree to conform to all applicable laws of this jurisdiction. I, I certify that the Code Official's authorized representative shall have the authority to enforce the provisions of the codes applicable to this permit.

Sign

Date: 11/2/06

Do not commence ANY work until the permit is issued.

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	044 G001001
Location	115 DANFORTH ST
Land Use	BENEVOLENT & CHARITABLE
 Owner Address	 HOME FOR AGED WOMEN 75 STATE ST PORTLAND ME 04101
 Book/Page	
Legal	44-G-1 DANFORTH ST 115 -141 PARK ST 62-72 STATE ST 65-67 41472SF

Current Assessed Valuation

Land	Building	Total
\$759,500	\$2,505,650	\$3,265,150

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1969	58	51085	1
 Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.952	51085		BOARDING HOUSE	SOUTH COMMONS

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	7991	MULTI-USE APARTMENT
1	01/01	7991	MULTI-USE APARTMENT
1	02/04	7991	MULTI-USE APARTMENT
2	B2/B2	2866	MULTI-USE APARTMENT
2	01/01	4132	MULTI-USE APARTMENT
2	02/02	4132	MULTI-USE APARTMENT

Height	Walls	Heating	A/C
10		ELECTRIC	NONE
10	BRICK/STONE	ELECTRIC	NONE
10	BRICK/STONE	ELECTRIC	NONE
10		HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
1	ELEVATOR - HYD. PASSENGER	2
2	SPRINKLER - WET	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1900	ASPHALT PARKING	6432	1



November 2, 2006

City of Portland Code Enforcement
Congress Street
Portland Maine 04101

Ref: 75 State Street Demo Permit

Permit Department,

Seventy Five State Street has an existing building on its campus known as the Cutter House, which was an independent structure, which is currently connected to its newer South side complex. It is on the corner of Danforth and Park Streets. The Cutter House currently has 11 independent apartments that are outdated and in need of repairs. After the house is gutted we will rebuild the 11 apartments with all new systems and finishes.

W/R is in the process of applying for a demo permit for phase I of this two phase project. This application is for phase I which is for interior demolition only. We have attached the demo drawings showing that we are removing all interior finishes down to structure, removal of mechanical, sprinkler and electrical systems. This demolition will aid us for the preparation of structural documents in order to complete the structural / architectural drawings which will be submitted to the city for the phase II building permit, in early January 2007.

All utilities will be disconnected.

We have also attached the asbestos testing report which outlines hazardous material items that will be removed by a licensed company.

Please get back to me with any questions and we look forward to working with you on this project,

Sincerely,

Peter Haber

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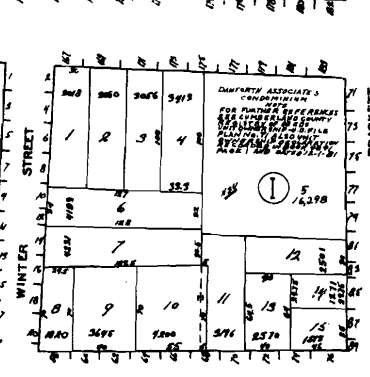
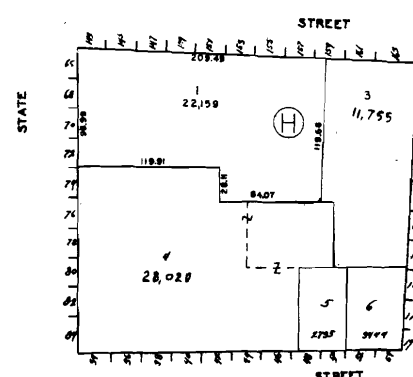
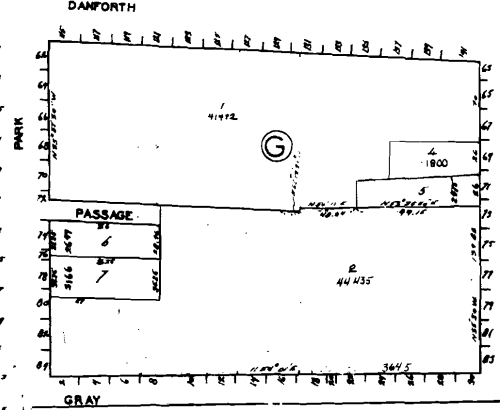
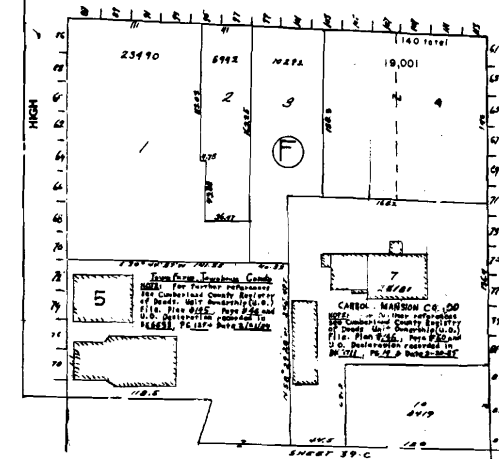
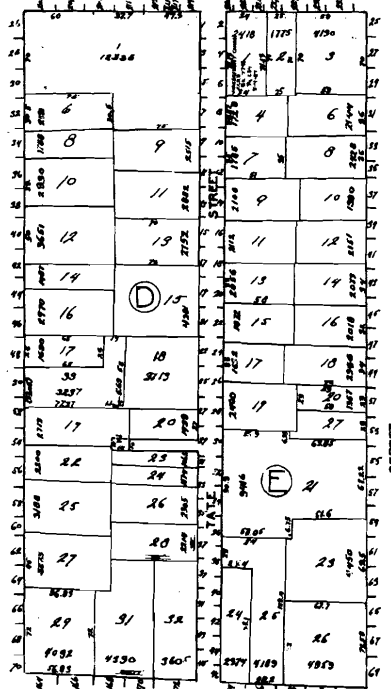
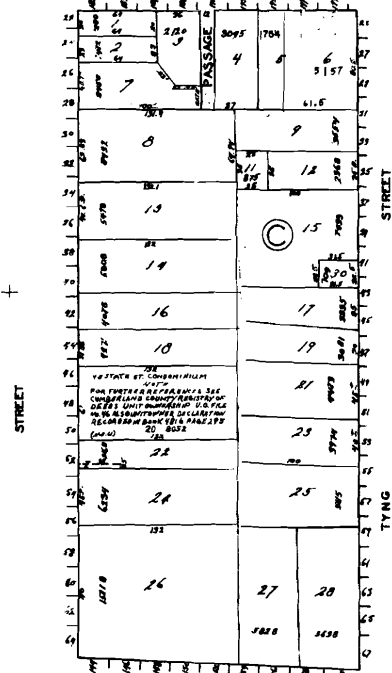
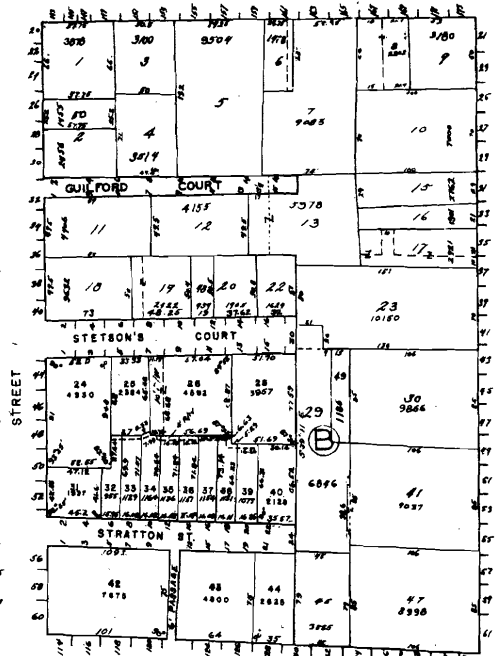
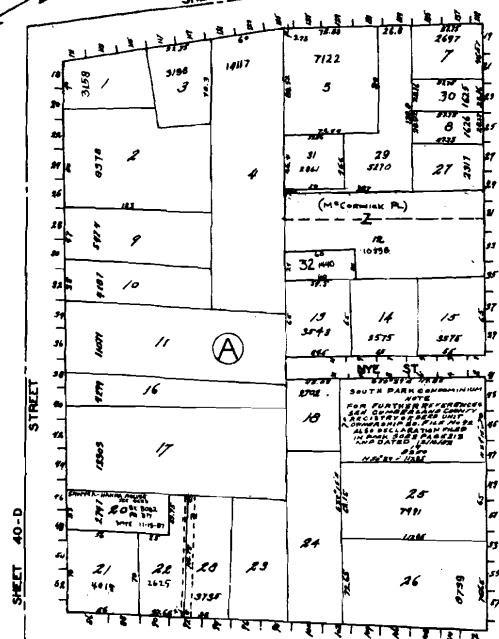
Building Maine's Great Spaces

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

SHEET 42-D

SHEET 43-A

STREET



SHEET 45-B

SHEET 50-B

SHEET 57-B

5 Delta Drive
Westbrook, Maine 04092
Telephone: 207-854-2711
Fax: 207-854-2609



Fax

To: Peter Haber **From:** Mark Griffeth

Fax Number: 773-5173 **Date:** 11/3/06

Company: Wright-Ryan **Total Pgs. Including Cover Letter:** 7

Phone: **Sender's Reference Number:**

Re: **Your Reference Number:**

- Urgent For Review Please Comment Please Reply Please Recycle

Per your request

Notes/Comments: Cutter House

75 State St. Portland

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ENVIRONMENTAL SAFETY & HYGIENE ASSOCIATES, INC.

- Indoor Air Quality
- OSHA Compliance
- Asbestos Consulting
- Training
- Lead Consulting
- Industrial Hygiene

November 3, 2006

Peter Haber
Wright Ryan Construction
10 Danforth Street
Portland Maine 04101

Re: Asbestos Bulk Sampling Results, Cutter House at 75 State Street, Portland Maine.

Dear Mr. Haber:

Environmental Safety & Hygiene Associates Inc. (ESHA) is providing you with the asbestos bulk testing results for the samples collected from various interior locations, basement through the third floor of the Cutter House. ESHA conducted the survey on Friday October, 27th 2006.

The bulk samples were collected with standard sampling protocols, properly packaged and shipped to EMSL Analytical Laboratory, Westmont, New Jersey for analysis by Polarized Light Microscopy (PLM) specific to asbestos content by volume.

The bulk sample analysis indicates that the following materials contain asbestos:

- Basement Ceiling Joint Compound - 1.50 % Chrysotile Asbestos
- Basement Ceiling/Door Cement Board - 30 % Chrysotile Asbestos
- Basement pipe covering insulation - 40 % Chrysotile Asbestos
- Basement mud pipe covering insulation - 40 % Chrysotile Asbestos
- 12"x12" Tan Floor tiles - 5 % Chrysotile Asbestos
- 9"x 9" Orange Floor tiles & Mastic- 3 % & 5% Chrysotile Asbestos
- 9"x 9" Gray Floor tiles & Mastic- 10% Chrysotile Asbestos

Any suspect materials with greater than 1% asbestos by volume are regulated asbestos materials. The pipe insulation needs to be removed by a State of Maine DEP licensed abatement contractor prior to any renovations or demolitions.

We appreciate the opportunity to service your asbestos testing needs, should you require further bulk or air quality sampling please feel free to contact us at any time.

Very truly,

Peter Jabbusch
Asbestos Inspector AI-0078

Wright Ryan
Cutter House
Project # 06-263

Asbestos Bulk Sample
Summary
Testing Date: 10/27/2006

SAMPLE NUMBER	LOCATION AREA	SAMPLE DESCRIPTION / COLOR	% ASBESTOS
B-1A	Basement Ceiling	Joint Compound - Brown	1.5% Chrysotile
B-1B	"	"	Stop Positive (Not Analyzed)
B-1C	"	"	Stop Positive (Not Analyzed)
B-2A	Basement	Transite Ceiling Board/ Door Covering - Brown/White	30% Chrysotile
B-2B	"	"	Stop Positive (Not Analyzed)
B-2C	"	"	Stop Positive (Not Analyzed)
B-3A	Basement	Pipe Insulation	40% Chrysotile
B-4A	Basement	Mudded Fitting - Brown/White	40% Chrysotile
B-5A	Unit 122 Bathroom & Kitchen	Linoleum - Green/White	None Detected
B-5B	"	"	None Detected
B-5C	"	"	None Detected
B-6A	Unit 122 Hallway	Green Linoleum under carpet - Brown/Black	None Detected
B-6B	"	"	None Detected
B-6C	"	"	None Detected
B-7A	Unit 122 Living Room	Brown Linoleum under carpet - Various	None Detected
B-7B	"	"	None Detected
B-7C	"	"	None Detected
B-8A	Unit 122 Living Room	Gray Paper under Linoleum - Green	None Detected
B-8B	"	"	None Detected
B-8C	"	"	None Detected
B-9A	Unit 122 Hallway	Red Paper under Linoleum - Brown	None Detected
B-9B	"	"	None Detected
B-9C	"	"	None Detected

Wright Ryan
Cutter House
Project # 06-263

Asbestos Bulk Sample
Summary
Testing Date: 10/27/2006

SAMPLE NUMBER	LOCATION AREA	SAMPLE DESCRIPTION / COLOR	% ASBESTOS
B-10A	Unit 122 Bedroom	12 x 12 Floor Tile under Carpet - Tan/White	5% Chrysotile
B-10A	Unit 122 Bedroom	Floor Tile Mastic - Black	None Detected
B-10B	Unit 122 Bedroom	12 x 12 Floor Tile under Carpet - Tan/White	Stop Positive (Not Analyzed)
10-B	Unit 122 Bedroom	Floor Tile Mastic - Black	Insufficient Material
B-10C	Unit 122 Bedroom	12 x 12 Floor Tile under Carpet - Tan/White	Stop Positive (Not Analyzed)
10-C	Unit 122 Bedroom	Floor Tile Mastic - Black	Insufficient Material
B-11A	Unit 122	Tar paper under sub floor - Brown	None Detected
B-11B	"	"	None Detected
B-11C	"	"	None Detected
B-12A	Unit 122 Kitchen/Bath	Paper under Linoleum - Brown	None Detected
B-12B	"	"	None Detected
B-12C	"	"	None Detected
B-13A	Unit 122 Laundry Room	Linoleum - Tan/White	None Detected
B-13A	Unit 122 Laundry Room	Linoleum Mastic - Clear	None Detected
B-13B	Unit 122 Laundry Room	Linoleum - Tan/White	None Detected
B-13B	Unit 122 Laundry Room	Linoleum Mastic - Clear	None Detected
B-13C	Unit 122 Laundry Room	Linoleum - Tan/White	None Detected
B-13C	Unit 122 Laundry Room	Linoleum Mastic - Clear	None Detected
B-14A	Unit 124 Kitchen	Linoleum - Tan/White	None Detected
B-14B	"	"	None Detected
B-14C	"	"	None Detected
B-15A	Unit 124 Kitchen/Living Room	Linoleum-Bottom Layer - Various	None Detected
B-15B	"	"	None Detected
B-15C	"	"	None Detected

Wright Ryan
Cutter House
Project # 06-263

Asbestos Bulk Sample
Summary
Testing Date: 10/27/2006

SAMPLE NUMBER	LOCATION AREA	SAMPLE DESCRIPTION / COLOR	% ASBESTOS
B-16A	Unit 124 Bathroom	Linoleum - Brown/Black	None Detected
B-16B	"	"	None Detected
B-16C	"	"	None Detected
B-17A	First Floor Hallway	Linoleum - Brown	None Detected
B-17B	"	"	None Detected
B-17C	"	"	None Detected
B-18A	Unit 249 Kitchen/Dining Room	9 x 9 Floor Tile - Orange	3% Chrysotile
B-18A	Unit 249 Kitchen/Dining Room	9 x 9 Floor Tile Mastic - Black	5% Chrysotile
B-18B	Unit 249 Kitchen/Dining Room	9 x 9 Floor Tile - Orange	Stop Positive (Not Analyzed)
B-18B	Unit 249 Kitchen/Dining Room	9 x 9 Floor Tile Mastic - Black	Stop Positive (Not Analyzed)
B-18C	Unit 249 Kitchen/Dining Room	9 x 9 Floor Tile - Orange	Stop Positive (Not Analyzed)
B-18C	Unit 249 Kitchen/Dining Room	9 x 9 Floor Tile Mastic - Black	Stop Positive (Not Analyzed)
B-19A	Unit 249 Kitchen	9 x 9 Floor Tile - White	10% Chrysotile
B-19A	Unit 249 Kitchen	9 x 9 Floor Tile Mastic - Black	None Detected
B-19B	Unit 249 Kitchen	9 x 9 Floor Tile - White	Stop Positive (Not Analyzed)
B-19B	Unit 249 Kitchen	9 x 9 Floor Tile Mastic - Black	None Detected
B-19C	Unit 249 Kitchen	9 x 9 Floor Tile - White	Stop Positive (Not Analyzed)
B-19C	Unit 249 Kitchen	9 x 9 Floor Tile Mastic - Black	None Detected
B-20A	Unit 249 Bathroom	Linoleum - Various	None Detected
B-20B	"	"	None Detected
B-20C	"	"	None Detected
B-21A	Unit 249 Living Room	Linoleum - Various	None Detected
B-21B	"	"	None Detected
B-21C	"	"	None Detected

Wright Ryan
Cutter House
Project # 06-263

Asbestos Bulk Sample
Summary
Testing Date: 10/27/2006

SAMPLE NUMBER	LOCATION AREA	SAMPLE DESCRIPTION / COLOR	% ASBESTOS
B-22A	Unit 248 Kitchen	Linoleum - Brown/White	None Detected
B-22B	"	"	None Detected
B-22C	"	"	None Detected
B-23A	Unit 248 Living room/Entry	Linoleum - Various	None Detected
B-23B	"	"	None Detected
B-23C	"	"	None Detected
B-24A	Unit 248 Bathroom	Linoleum - Tan/White	None Detected
B-24B	"	"	None Detected
B-24C	"	"	None Detected
B-25A	Unit 251 Kitchen	Linoleum - Various	None Detected
B-25A	Unit 251 Kitchen	Mastic - Clear	None Detected
B-25B	Unit 251 Kitchen	Linoleum - Various	None Detected
B-25B	Unit 251 Kitchen	Mastic - Clear	None Detected
B-25C	Unit 251 Kitchen	Linoleum - Various	None Detected
B-25C	Unit 251 Kitchen	Mastic - Clear	None Detected
B-26A	Unit 251 Bathroom	Linoleum - Various	None Detected
B-26B	"	"	None Detected
B-26C	"	"	None Detected
B-27A	Unit 250 Kitchen	Linoleum - Gray/White	None Detected
B-27B	"	"	None Detected
B-27C	"	"	None Detected

Wright Ryan
Cutter House
Project # 06-263

Asbestos Bulk Sample
Summary
Testing Date: 10/27/2006

SAMPLE NUMBER	LOCATION AREA	SAMPLE DESCRIPTION / COLOR	% ASBESTOS
B-28A	Unit 250 Bathroom	Linoleum - Tan/Gray	None Detected
B-28B	"	"	None Detected
B-28C	"	"	Not Submitted
B-29A	Unit 348 Bathroom/Kitchen	Linoleum - Various	None Detected
B-29B	"	"	None Detected
B-29C	"	"	None Detected
B-30A	Through-out Building	Textured Spline Ceiling - Brown/White	None Detected
B-30B	"	"	None Detected
B-30C	"	"	None Detected
B-31A	Through-out Building	Textured Ceiling - Tan/White	None Detected
B-31B	"	"	None Detected
B-31C	"	"	None Detected
B-33A	Through-out Building	Wall/Ceiling Plaster - Brown/White	None Detected
B-33B	"	"	None Detected
B-33C	"	"	None Detected
B-33D	"	"	None Detected
B-33E	"	"	None Detected
B-33F	"	"	None Detected
B-33G	"	"	None Detected
B-34A	Through-out Building	2 x 4 / 2 x 2 Ceiling Tile - Brown/White	None Detected
B-34B	"	"	None Detected
B-34C	"	"	None Detected
B-34D	"	"	None Detected
B-34E	"	"	None Detected

SEVENTY-FIVE STATE STREET

**75 State Street
Cutter House**

Demolition Specifications

Demolition Permit

September 21, 2006

GTA# 060905

Prepared by: Gawron Turgeon Architects

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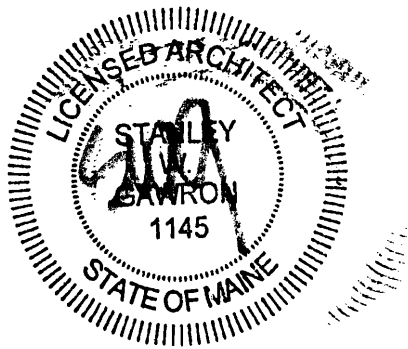
75 STATE STREET
CUTTER HOUSE RENOVATION
PORTLAND, ME

DIVISION 1 - GENERAL REQUIREMENTS

01731 – Cutting and Patching

DIVISION 2 - SITE WORK

02060 – Selective Demolition and Alterations



SECTION 01731 - CUTTING AND PATCHING

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract

1.02 SUMMARY

- A. This Section includes procedural requirements for cutting and patching.
 - 1. For correction of installed work.
 - 2. For repairs due to testing.
- B. Related Sections include the following:
 - 1. Division 1 Section "Selective Demolition and Alterations" for demolition of selected portions of the building and additional patching requirements.

1.03 DEFINITIONS

- A. Cutting: Removal of in-place construction necessary to permit installation or performance of other Work.
- B. Patching: Fitting and repair work required to restore surfaces to original conditions after installation of other Work.

1.04 SUBMITTALS

- A. Cutting and Patching Proposal: Submit a proposal describing procedures at least 10 days before the time cutting and patching will be performed, requesting approval to proceed. Include the following information:
 - 1. Structural Elements: Where cutting and patching involve adding reinforcement to structural elements, submit details and engineering calculations showing integration of reinforcement with original structure.
 - 2. Architect's Approval: Obtain approval of cutting and patching proposal before cutting and patching. Approval does not waive right to later require removal and replacement of unsatisfactory work.

1.05 QUALITY ASSURANCE

- A. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.

PART 2 - EXECUTION

2.01 EXAMINATION

- A. Examine surfaces to be cut and patched and conditions under which cutting and patching are to be performed.
 - 1. Compatibility: Before patching, verify compatibility with and suitability of substrates, including compatibility with in-place finishes or primers.
 - 2. Proceed with installation only after unsafe or unsatisfactory conditions have been corrected.

2.02 PREPARATION

- A. Temporary Support: Provide temporary support of Work to be cut.
- B. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.
- C. Adjoining Areas: Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.

2.03 PERFORMANCE

- A. General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.
 - 1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.
- B. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
 - 1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots as small as possible, neatly to size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
 - 2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
 - 3. Concrete: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
 - 4. Excavating and Backfilling: Comply with requirements in applicable Division 2 Sections where required by cutting and patching operations.
 - 5. Proceed with patching after construction operations requiring cutting are complete.
- C. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections.
 - 1. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition.
- D. Cleaning: Clean areas and spaces where cutting and patching are performed. Completely remove paint, mortar, oils, putty, and similar materials.

END OF SECTION 01731

SECTION 02060 - SELECTIVE DEMOLITION AND ALTERATIONS

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.02 SUMMARY

- A. This Section includes the following:
 - 1. Demolition and removal of selected portions of a building or structure.
 - 2. Repair procedures for selective demolition operations.
- B. Related Sections include the following:
 - 1. Division 1 Section "Cutting and Patching" for additional cutting and patching procedures for selective demolition operations.

1.03 DEFINITIONS

- A. Remove: Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and salvaged or removed and reinstalled.
- B. Remove and Salvage: Detach items from existing construction and deliver them to Owner ready for reuse.
- C. Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.
- D. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.

1.04 MATERIALS OWNERSHIP

- A. Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, demolished materials shall become Contractor's property and shall be removed from Project site.
- B. Historic items, relics, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, antiques, and other items of interest or value to Owner that may be encountered during selective demolition remain Owner's property. Carefully remove and salvage each item or object in a manner to prevent damage and deliver promptly to Owner.

1.05 SUBMITTALS

- A. Qualification Data: For firms and persons specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include lists of completed projects with project

names and addresses, names and addresses of architects and owners, and other information specified.

- B. Proposed Dust-Control and Noise-Control Measures: Submit statement or drawing that indicates the measures proposed for use, proposed locations, and proposed time frame for their operation. Identify options if proposed measures are later determined to be inadequate.
- C. Schedule of Selective Demolition Activities: Indicate the following:
 - 1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity. Ensure Owner's on-site operations are uninterrupted.
 - 2. Interruption of utility services.
 - 3. Coordination for shutoff, capping, and continuation of utility services.
 - 4. Use of stairs.
- D. Inventories:
 - 1. Inventory of items to be removed by Owner.
 - 2. After selective demolition is complete, submit a list of items that have been removed and salvaged.
- E. Predemolition Photographs or Videotape: Show existing conditions of adjoining construction and site improvements, including finish surfaces, that might be misconstrued as damage caused by selective demolition operations. Submit before Work begins.
- F. Landfill Records: Indicate receipt and acceptance of hazardous wastes by a landfill facility licensed to accept hazardous wastes.

1.06 QUALITY ASSURANCE

- A. Demolition Firm Qualifications: An experienced firm that has specialized in demolition work similar in material and extent to that indicated for this Project.
- B. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the system, assembly, or product that are similar to those indicated for this Project in material, design, and extent.
- C. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- D. Standards: Comply with ANSI A10.6 and NFPA 241.
- E. Predemolition Conference: Conduct conference at Project site to comply with requirements in Division 1 Section "Project Management and Coordination." Review methods and procedures related to selective demolition including, but not limited to, the following:
 - 1. Inspect and discuss condition of construction to be selectively demolished.
 - 2. Review structural load limitations of existing structure.
 - 3. Review and finalize selective demolition schedule and verify availability of materials, demolition personnel, equipment, and facilities needed to make progress and avoid delays.

4. Review shoring sequencing for maintaining existing structure without damage during removal of existing floor systems and structural components.
5. Review methods of protecting remaining surfaces in weathertight conditions without damage during selective demolition operations and ensuing time frame until exterior envelope can be made permanently weathertight.
6. Review requirements of work performed by other trades that rely on substrates exposed by selective demolition operations.
7. Document proceedings, including corrective measures and actions required, and furnish copy of record to each participant.
8. Provide 72-hour minimum advance notice to participants prior to convening predemolition conference.

1.07 PROJECT CONDITIONS

- A. Maintain access to existing walkways, and other adjacent occupied or used facilities.
 1. Do not close or obstruct walkways, or other occupied or used facilities without written permission from Owner and authorities having jurisdiction.
- B. Owner assumes no responsibility for condition of areas to be selectively demolished.
 1. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
- C. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work. Hazardous materials will be removed by Owner under a separate contract.
 1. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner.
- D. Storage or sale of removed items or materials on-site will not be permitted.
- E. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
 1. Maintain fire-protection facilities in service during selective demolition operations.

PART 2 - PRODUCTS

2.01 REPAIR MATERIALS

- A. Use repair materials identical to existing materials.
 1. If identical materials are unavailable or cannot be used for exposed surfaces, use materials that visually match existing adjacent surfaces to the fullest extent possible.
 2. Use materials whose installed performance equals or surpasses that of existing materials.
- B. Comply with material and installation requirements specified in individual Specification Sections.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Verify that utilities have been disconnected and capped.
- B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- C. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.
- D. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Architect.
- E. Engage a professional engineer to survey condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective demolition operations.
 - 1. Engineer shall develop shoring and underpinning plans and procedures for removal of structural components indicated to be removed.
- F. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.

3.02 UTILITY SERVICES

- A. Existing Utilities: Maintain services indicated to remain and protect them against damage during selective demolition operations.
- B. Utility Requirements: Locate, identify, disconnect, and seal or cap off indicated utilities serving areas to be selectively demolished.
 - 1. Owner will arrange to shut off indicated utilities when requested by Contractor.
 - 2. Where utility services are required to be removed, relocated, or abandoned, before proceeding with selective demolition provide temporary utilities that bypass area of selective demolition and that maintain continuity of service to other parts of building.
 - 3. Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing.
 - 4. Existing piping, conduit, and panels to remain that are supported by walls and ceilings to be demolished, shall be temporarily re-supported to the existing structure until permanent construction is in place.
- C. Utility Requirements: Refer to Division 15 and 16 Sections for shutting off, disconnecting, removing, and sealing or capping utilities. Do not start selective demolition work until utility disconnecting and sealing have been completed and verified in writing.

3.03 PREPARATION

- A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
 - 1. Do not close or obstruct streets, walks, walkways, or other adjacent occupied or used facilities outside limits of Work, as defined on Drawings, without permission from

- Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by Owner or governing regulations.
2. Erect construction fence with entry gates.
 3. Protect existing site improvements, appurtenances, and landscaping to remain.
 4. Erect a plainly visible fence around drip line of individual trees or around perimeter drip line of groups of trees to remain.
- B. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
1. Provide protection to ensure safe passage of people around selective demolition area.
 2. Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas.
 3. Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition operations.
- C. Temporary Enclosures: Provide temporary enclosures for protection of existing building and construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities. Provide temporary weathertight enclosure for building exterior.
1. Where heating or cooling is needed and permanent enclosure is not complete, provide insulated temporary enclosures. Coordinate enclosure with ventilating and material drying or curing requirements to avoid dangerous conditions and effects.
- D. Temporary Partitions: Erect and maintain dustproof partitions and temporary enclosures to limit dust and dirt migration and to separate areas from fumes and noise.
- E. Temporary Shoring: Provide and maintain interior and exterior shoring, bracing, or structural support to preserve stability and prevent movement, settlement, or collapse of construction to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.
1. Strengthen or add new supports when required during progress of selective demolition.

3.04 POLLUTION CONTROLS

- A. Dust Control: Use water mist, temporary enclosures, and other suitable methods to limit spread of dust and dirt. Comply with governing environmental-protection regulations.
1. Do not use water when it may damage existing construction or create hazardous or objectionable conditions, such as ice, flooding, and pollution.
- B. Disposal: Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
1. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
- C. Cleaning: Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

3.05 SELECTIVE DEMOLITION

- A. **General:** Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
1. Proceed with selective demolition systematically, from higher to lower level. Complete selective demolition operations above each floor or tier before disturbing supporting members on the next lower level.
 2. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.
 3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
 4. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain fire watch and portable fire-suppression devices during flame-cutting operations.
 5. Maintain adequate ventilation when using cutting torches.
 6. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
 7. Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.
 8. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
 9. Break up and remove concrete slabs on grade and foundations where indicated.
 10. Dispose of demolished items and materials promptly.
 11. Remove and replace or reinstall existing construction as necessary to permit installation and alteration of mechanical and electrical work. Coordinate all removals with appropriate trades.
- B. **Existing Facilities:** Comply with Owner's requirements for using and protecting stairs, walkways, building entries, and other building facilities during selective demolition operations.
- C. **Removed and Salvaged Items:** Comply with the following:
1. Clean salvaged items.
 2. Pack or crate items after cleaning. Identify contents of containers.
 3. Store items in a secure area until delivery to Owner.
 4. Transport items to Owner's storage area designated by Owner.
 5. Protect items from damage during transport and storage.
- D. **Removed and Reinstalled Items:** Comply with the following:
1. Clean and repair items to functional condition adequate for intended reuse. Paint equipment to match new equipment.
 2. Pack or crate items after cleaning and repairing. Identify contents of containers.
 3. Protect items from damage during transport and storage.
 4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.
- E. **Existing Items to Remain:** Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable,

protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.

- F. Concrete: Demolish in sections. Cut concrete full depth at junctures with construction to remain and at regular intervals, using power-driven saw, then remove concrete between saw cuts.
- G. Masonry: Demolish in small sections. Cut masonry at junctures with construction to remain, using power-driven saw, then remove masonry between saw cuts.
- H. Concrete Slabs-on-Grade: Saw-cut perimeter of area to be demolished, then break up and remove.
- I. Resilient Floor Coverings: Remove floor coverings and adhesive according to recommendations in RFCI-WP and its Addendum.
 - 1. Remove residual adhesive and prepare substrate for new floor coverings by one of the methods recommended by RFCI.
- J. Roofing: Remove no more existing roofing than can be covered in one day by new roofing. Refer to applicable Division 7 Section for new roofing requirements.

3.06 BRACING

- A. Locate bracing to clear columns, and other permanent work. If necessary to move a brace, install new bracing prior to removal of original brace.
- B. Do not place bracing where it will be cast into or included in permanent work, except as otherwise acceptable to Architect.
- C. Install internal bracing, if required, to prevent spreading or distortion to braced frames.
- D. Maintain bracing until structural elements are rebraced by other bracing or until permanent construction is able to withstand pressures.

3.07 PATCHING AND REPAIRS

- A. General: Promptly repair damage to adjacent construction caused by selective demolition operations.
- B. Patching: Comply with Division 1 Section "Cutting and Patching."
- C. Work Exposed to View: Do not cut or patch in a manner that would, in the Architect's opinion, result in a lessening of the building's aesthetic qualities. Generally, cut from exposed side into concealed spaces to avoid unnecessary damage to finish. Do not cut and patch in a manner that would result in substantial visual evidence of cut and patch work. Restore exposed finishes of patched areas in a manner, which eliminates evidence of patching and refinishing. For continuous surfaces, extend refinish to nearest intersection, with a neat transition to adjacent surfaces.
- D. Repairs: Where repairs to existing surfaces are required, patch to produce surfaces suitable for new materials.

1. Completely fill holes and depressions in existing masonry walls that are to remain with an approved masonry patching material applied according to manufacturer's written recommendations.
- E. Finishes: Restore exposed finishes of patched areas and extend restoration into adjoining construction in a manner that eliminates evidence of patching and refinishing.
- F. Floors and Walls: Where walls or partitions that are demolished extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish color, texture, and appearance. Remove existing floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.
1. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections of these Specifications.
 2. Where patching occurs in a painted surface, apply primer and intermediate paint coats over patch and apply final paint coat over entire unbroken surface containing patch. Provide additional coats until patch blends with adjacent surfaces.
 3. Where feasible, test and inspect patched areas after completion to demonstrate integrity of installation.
- G. Ceilings: Patch, repair, or rehang existing ceilings as necessary to provide an even-plane surface of uniform appearance.

3.08 DISPOSAL OF DEMOLISHED MATERIALS

- A. General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.
- B. Burning: Do not burn demolished materials.
- C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

3.09 CLEANING

- A. Sweep the building broom clean on completion of selective demolition operation.
- B. Change filters on air-handling equipment exposed to demolition operations on completion of selective demolition operation.

SEND OF SECTION 02060

Wright-Ryan Construction Inc

Wright-Ryan Construction Inc
 Portland , ME 04101

Phone: 207-773-3625
 Fax: 207-773-5173

TRANSMITTAL
No. 00001

TO: City of Portland
 Building Inspection Services
 389 Congress St
 Portland, ME 04101

PROJECT: Cutter House-75 State Street
PROJECT NO.: 0621
DATE: 11/2/2006

ATTN: Mike Collins
 Phone: 207-874-8694 Fax: 207-874-8716

REF: Demo Permit

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

ITEM NO.	COPIES	DATE	ITEM	NUMBER	REV. NO. DESCRIPTION	STATUS
1	1	11/2/2006			Application For Demolition Permit	NEW
2	1	11/2/2006			Project Letter	NEW
3	1	11/2/2006			Check For Demolition Permit	NEW
4	1	11/2/2006			Demolition Specifications	NEW
5	1	11/2/2006			Demolition Drawings	NEW
6	1	11/2/2006			Test Results	NEW

Remarks: Please find attached the Demo Permit Application for the above referenced job. Any questions please call.

Thank You,
 Peter Haber

CC: (1) WRC File

Signed: _____
 Peter Haber