ASSOCIATED DESIGN PARTNERS INC.
e-ma
80 Leighton Road • Falmouth, Maine 04105

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/18/13

September 10, 2013 ADP #

Jonathan Rioux
Code Enforcement Officer
City of Portland
389 Congress St, Rm 315
Portland, ME 04101

RE: 129 Grant St. – Revised Action Plan

PHASE A

- Repair Phase A will include restoration of common walls, floors and ceilings at the first and second floor level to expedite the occupancy of first and second floor units.
- Prior to any occupancy of the building the electrical distribution of the building must be inspected by a licensed electrician. Any part of the distribution system that is not safe will be isolated from the rest of the building. Portions of the electrical system that are to be used as part of occupancy will be signed off by a licensed electrician.
- A licensed gas technician must inspect and certify the current gas appliances in the building prior to occupancy. This includes the water heaters in the basement space.
- During Phase A third floor level is to be secured and only accessed by authorized personnel.
- At the second floor level a temporary one hour fire rated wall and door enclosures are to be constructed at both stair systems at the front and rear of the building to secure the third floor level.
- Prior to any occupancy of the first floor units, the common walls between units 1 & 3 and 2 & 4 need to have finishes removed, framing dried and sealed, and electrical wiring inspected and replaced if water damaged.
- Prior to any occupancy of the second floor units, the common walls between units 8 & 10, the master bedroom ceiling in unit 10, and floors in both the master bedroom and bathroom need to have finished removed. Framing and sheathing must be dried, sealed, and electrical wiring inspected and replaced if water damaged.
- Prior to any occupancy of the second floor units, the common walls between units 7 & 9 and the floors in both the master bedroom and bathroom need to have finished removed. Framing and sheathing must be dried, sealed, and electrical wiring inspected and replaced if water damaged.

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- The main means of egress for apartment occupants during reconstr the stair system at the rear of the building. Improvements to exteric lighting may be required.
- At the first floor level a temporary one hour fire rated wall with out-s door is to be constructed in the central hall between units 1 & 2 and 3 & 4.
- At the second floor level a temporary one hour fire rated wall with out-swing egress door is to be constructed in the central hall between units 7 & 8 and 9 & 10.
- These temporary walls are to separate occupied units at the rear of the building from the construction area at the front of the building.
- The doors in the temporary walls are to be used as a second means of emergency egress for occupied units at the rear of the building. Hallways and stair systems are to be kept free of all construction material and activity.
- During Phase A units 3, 4, 5, 6 and 19 will be occupied.
- Prior to occupancy of units 3-6 & 19 code compliant smoke alarms will be installed in the five units, the first floor common areas, and in the basement. Common area smoke alarms will not be tied into sounding devices in each dwelling unit, nor will heat detection alarms be installed in the dwelling units.
- Prior to occupancy of the building pests and vermin will be exterminated by a licensed extermination contractor.
- During Phase A no occupancy of the second or third floor units will take place
- Removal of loose debris in units will be ongoing during Phase A.
- Phase A will include temporary shoring and bracing of the third floor walls and commencement of roof demolition as approved under the emergency repair building permit.
- As loose debris is removed from the third floor spaces the floors are to be protected with tarps to protect the space from below in the event that water enters the building.
- Final repair design work will be ongoing during this Phase A
- As demolition and repair work takes place dwelling units and common areas need to be reviewed for horizontal and vertical fire rated separations. The findings from this analysis will be incorporated into the final repair design.
- Pending approval from City of Portland RAS Construction would like to obtain permission and permits to occupy the sidewalk and parking lane in front of the property for demolition work and dumpster storage.

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PHASE B

- Demolition of the damaged roof framing will be ongoing and remova in units at all levels.
- All ceilings at the third floor level are to be removed to expose ceilin assembly framing and sheathing. Framing is to be inspected by engineer. Framing and sheathing that is salvageable will need to be dried, cleaned and sealed in accordance with IICRC and industry standards.
- Fire damaged wall studs will be cut off below damage areas. New studs will be installed alongside cut studs. New top plates will be installed.
- After interior and exterior walls are reconstructed new roof rafters can be installed in accordance with design plans.
- The roof finishing and insulation system will be installed at the front damaged portion of the building as shown on repair plans. Additional insulation will be added above dwelling units 15-18 where the roof sheathing has not been removed. All insulation will be provided in accordance with current energy codes.
- Finishes at the interiors of dwelling units will be put back similar to pre-existing, with the exception of where horizontal and vertical fire rated assemblies are required. Code compliant fire rated assemblies are to be installed such that fire separations are created vertically and horizontally between all units and common areas. The extent and locations of these assemblies is yet to be determined.