

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Permit Number: 041306

Please Read Application And Notes, If Any, Attached

**PERMIT ISSUED**  
AUG 11 2005  
CITY OF PORTLAND

This is to certify that Stephen Sanderson/Stephen Sanderson  
has permission to make 2 units into 4 units demish interior repair foundation, masonry frames - new addition  
AT 158 Grant St 053 C010001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State of Oregon 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 is 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. Capt. Greg Cross 6-15-05  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 04-1306  
 Issue Date: 12/30/2004, 053 CO10001

**PERMIT ISSUED**  
 AUG 11 2005  
 CITY OF PORTLAND

Location of Construction: 158 Grant St	Owner Name: Stephen Sanderson	Owner Address: 878 North Rd
Business Name:	Contractor Name: Stephen sanderson	Contractor Address: 878 North Rd No. 107
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings

Past Use: residential 2 units	Proposed Use: residential 2 units into 4 units demolish rear portion- repair foundation, rebuild rear building - new addition & expand upward	Permit Fee: \$1,791.00	Cost of Work: \$180,000.00	CEO District: 2
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**Proposed Project Description:**  
 make 2 units into 4 units demolish interior repair foundation, restore frames - new addition

FIRE DEPT:  Approved  Denied  
 with conditions

INSPECTION: use Group: 23 Type: SB  
 8/10/05

Signature: (over Cass) Signature: [Signature]

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: dmartin	Date Applied For: 09/02/2004	<b>Zoning Approval</b>
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 13 Zone C <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2004-0231 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> OK with cond Date: dms 6/9/05	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: [Signature]	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: [Signature]
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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

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

Permit No: 04-1306	Issue Date: 12/30/2004	<b>PERMIT ISSUED</b> 053 C010001
Owner Address: 878 North Rd	Contractor Address: 878 North Rd No Yorktown	Phone: 207-874-9998
Permit Type: Change of Use - Dwellings		Zone: R-6

Location of Construction: 158 Grant St	Owner Name: Stephen Sanderson
Business Name:	Contractor Name: Stephen sanderson
Lessee/Buyer's Name	Phone:

Past Use: residential 2 units	Proposed Use: residential 2 units into 4 units demolish rear portion- repair foundation, rebuild rear building - new addition & expand upward
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Permit Fee: \$1,791.00	Cost of Work: \$180,000.00	CEO District: 2
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>with conditions</i>	INSPECTION: Use Group: <i>23</i> Type: <i>5B</i> <i>8/10/05</i> <i>[Signature]</i>
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

**Proposed Project Description:**  
 make 2 units into 4 units demolish interior repair foundation, restore frames - new addition

Permit Taken By: dmartin	Date Applied For: 09/02/2004	<b>Zoning Approval</b>		
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- Building permits are void if work is not started Within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel B Zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2004-0231</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>dmg 6/9/05</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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

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

Permit No: 04-1306	Issue Date: 12/30/2004	053 C010001
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**PERMIT ISSUED**

AUG 11 2005

CITY OF PORTLAND

Location of Construction: <b>158 Grant St</b>	Owner Name: Stephen Sanderson	Owner Address: 878 North Rd
Business Name:	Contractor Name: Stephen sanderson	Contractor Address: 878 North Rd NO Yarmouth
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings

Past Use: residential 2 units	Proposed Use: residential 2 units into 4 units demolish rear portion- repair foundation, rebuild rear building - new addition & expand upward	Permit Fee: <b>\$1,791.00</b>	Cost of Work: <b>\$180,000.00</b>	CEO District: <b>2</b>
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Proposed Project Description: make 2 units into 4 units demolish interior repair foundation, restore frames - new addition	FIRE: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied with conditions	INSPECTION: Use Group: <b>R3</b> Type: <b>SB</b> 8/10/05 Signature: <i>[Handwritten Signature]</i>
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Signature: <i>[Handwritten Signature]</i>	Signature: <i>[Handwritten Signature]</i>
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Permit Taken By: dmartin	Date Applied For: 09/02/2004	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.  2. Building permits do not include plumbing, septic or electrical work.  3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel B Zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2004-0231 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>dm 6/9/05</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>[Handwritten]</i>	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Handwritten]</i>
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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

<b>Permit No:</b> 04-1306	<b>Date Applied For:</b> 09/02/2004	<b>CBL:</b> 053 C010001
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<b>Location of Construction:</b> 158 Grant St	<b>Owner Name:</b> Stephen Sanderson	<b>Owner Address:</b> 878 North Rd	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Stephen sanderson	<b>Contractor Address:</b> 878 North Rd NO Yarmouth	<b>Phone</b> (207) 749-3998
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Dwellings	

<b>Proposed Use:</b> residential 2 units into 4 units demolish rear portion- repair foundation, rebuild rear building - new addition & expand upward	<b>Proposed Project Description:</b> make 2 units into 4 units demolish interior repair foundation, restore frames - new addition
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3) Separate permits shall be required for future decks, sheds, pools, and/or garages.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 08/10/2005  
**Note:**      **Ok to Issue:**

1) West wall must have a One hour fire rating and protected on the interior and exterior due to the prooximity to the lot line.

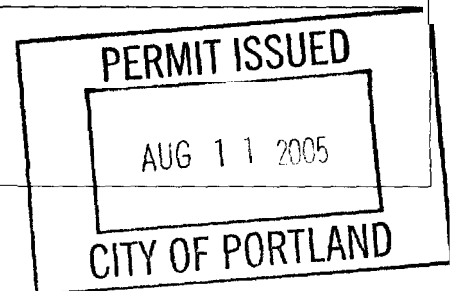
**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 06/15/2005  
**Note:**      **Ok to Issue:**

**Comments:**

6/16/2005-mjn: Need structurals, spoke w/ applicant

7/26/2005-mjn: Still need statement of special inspections/owner notified...again Got this.....

3/8/2005-mjn: Waiting for Planning signoff.....



7

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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
- \_\_\_\_\_ Re-Bar Schedule Inspection:                      Prior to pouring concrete
- \_\_\_\_\_ Foundation Inspection:                              Prior to placing ANY backfill
- \_\_\_\_\_ Framing/Rough Plumbing/Electrical:      Prior to any insulating or drywalling
- \_\_\_\_\_ Final/Certificate of Occupancy:      Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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 OCCUF'ANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

\_\_\_\_\_  
Signature of Applicant/Designee                      Date,

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

CBL: \_\_\_\_\_ Building Permit #: \_\_\_\_\_

FROM DESIGNER: Stephen Smulson P.E.  
 DATE: 6/17/05  
 Job Name: 158 Grant Street  
 Address of Construction: 158 Grant Street

**2003 International Building Code**

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

Building Code and Year IRC Use Group Classification(s) Town House

Type of Construction Type

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No

Is the Structure mixed use? No if yes, separated or non separated (see Section 302.3) \_\_\_\_\_

Supervisory alarm system? No Geotechnical/Soils report required? (See Section 1802.2) N/A

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members  
(108.1, 108.1.1)

NA Live load reduction  
(1803.1.1, 1607.9, 7607.10)  
NA Roof live loads (1803.1.2, 1607.11)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS  
(1603)

Roof snow loads (7603.7.3, 1608)

Uniformly distributed floor live loads (7603.11, 1607)

5" Ground snow load,  $P_g$  (1608.2)  
10 psf flat-roof snow load,  $P_f$   
(1608.3)

Floor Area Use	Loads Shown
<u>Attic Uninhabited</u>	<u>10 psf</u>
<u>all other Areas</u>	<u>40 psf</u>

1.0 G/B If  $P_f > 10$  psf, snow exposure factor,  $C_e$   
(Table 1608.3.1)

Partials are shown with extra tests  
Yes Design option utilized (1609.1.1, 1609.6)

1 If  $P_g > 10$  psf, snow load importance factor,  $I_s$  (Table 1604.5)

100 Basic wind speed (1809.3)  
1 and wind importance factor,  $I_w$  (1604.5, 1609.5)

1.1 Roof thermal factor,  $C_t$  (Table 1608.3.2)

Exp B Wind exposure category (1608.4)  
0.18 Internal pressure coefficient (ASCE 7)

38.5 Sloped roof snowload,  $P_s$  (1608.4)

33.5 Component and cladding pressures (1609.1.1; 1609.6.2.2)

C Seismic design category (1616.3)

Main force wind pressures (7603.1.1, 1609.6.2.1)

Basic seismic-force-resisting system (Table 1617.8.2)

Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (Table 1617.8.2)

Simplified Analysis procedure (1616.8, 1617.5)

Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.8, 1612)

Flood hazard area (1612.3)

Elevation of structure

Other loads

Concentrated loads (1607.4)

Partition loads (1607.5)

Impact loads (1607.8)

Misc. loads (We 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

Earthquake design data (1803.1.5, 1614-1623)

Conforms to

Design option utilized (1614.1)

Section 2308 C

Seismic use group ("Category") (Table 1604.5, 1616.2)

NA

Spectral response coefficients,  $S_{DS}$  &  $S_{D1}$  (1615.1)

Site class (1615.1.5)



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM: Stephen Sanderson, P.E.

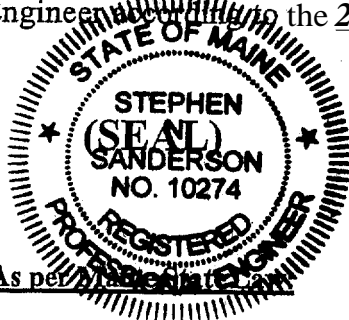
RE: Certificate of Design

DATE: 6/17/05

These plans and/ or specifications covering construction work on:

158 Grant Street Project

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



As per 2003 International Building Code

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Signature: [Handwritten Signature]

Title: Engineer

Firm: Maine Development & Design

Address: 878 North Road

North Yarmouth ME 04027





CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: Stephen Sanderson, F.E.  
Address of Project: 158 Grant Street  
Nature of Project: 4 Unit Conversion from  
2 Unit

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.



Signature: [Signature]  
Title: Engineer  
Firm: Maine Development & Design  
Address: 878 North Road  
North Yarmouth ME 04097  
Phone: 207-749-399

**NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.**

Glazing Calculation  
 for 158 Grant Street  
 Project

Date: 6/22/05  
 By: Stephen Sanderson P.E.  
 878 North Rd  
 North Yarmouth, ME

Phone: 741-3998 04097

Existing Conditions:

Window	W	X	H	= Total
1	24"	X	36"	= 864"
2	24"	X	36"	= 864"
3	30"	X	48"	= 1440"
4	30"	X	48"	= 1440"
5	20"	X	36"	= 720"
6	18"	X	24"	= 432"
7	30"	X	48"	= 1440"
8	30"	X	48"	= 1440"
9	30"	X	48"	= 1440"
				<u>10,080 sq in</u>



Proposed Condition:

Window	W	X	H	= Total
1	38"	X	57"	= 2166 sq in

Total Glazing Reduction:

$$\frac{2166}{10,080}$$
 78.5% Reduction



**Planning & Development Department**

Lee D. Urban, Director

**Planning Division**

Alexander Jaegerman, Director

Stephen Sanderson  
Back Bay Properties  
878 North Road  
North Yarmouth, ME 04097

158 Grant

July 13, 2005

RE: Four-unit Multifamily  
CBL: 053 COIOOOI

Dear Mr. Sanderson:

On July 13, 2005, the Portland Planning Authority approved the addition to the building at 158 Grant Street and creation of two additional multi-family units to the existing two-unit building as shown on the approved plan.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

- ✓1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

7.3  
11x17

5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur **within** the public right-of-way such **as** utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at **874-8300**, ext. **8828**. (Only excavators licensed by the City of Portland **are** eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at **874-8632**. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential **as** all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact **Sarah** Hopkins at **874-8720**.

Sincerely,

  
Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
**Sarah** Hopkins, Development Review Services Manager  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Inspections  
Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Fire Prevention  
Assessor's Office  
Approval Letter File



GENERAL RECEIPT

182

CITY OF PORTLAND, MAINE

DEPARTMENT **Planning and Development** DATE **7/29/05**

RECEIVED FROM **Backbay Properties LLC**

ADDRESS **878 North Road**

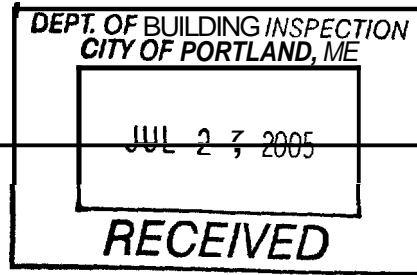
**North Yarmouth 04097**

UNIT	REVENUE CODE	DOLLAR AMOUNT
Performance		9,750 <sup>00</sup>
Guarantee check # 716		
Inspection Fee		195 <sup>00</sup>
Check # 717		

CASH  CHECK  OTHER TOTAL **9,945<sup>00</sup>**

RECEIVED BY *Amia*

# Statement of Special Inspections



Project: *158 Grant Street Conversion*  
Location: *158 Grant Street*  
Owner: *Stephen Sanderson / Back Buy Properties, LLC*  
Design Professional in Responsible Charge: *Stephen Sanderson, PE*

This statement of Special Inspections is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This Statement of Special Inspections encompass the following disciplines:

- Structural
- Mechanical/Electrical/Plumbing
- Architectural
- Other: \_\_\_\_\_

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Registered Design Professional in Responsible Charge.

A Final Report of Special Inspections documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

Job site safety and means and methods of construction are solely the responsibility of the Contractor.

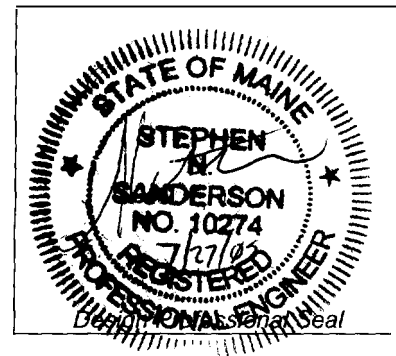
Interim Report Frequency: \_\_\_\_\_ or  per attached schedule.

Prepared by:

Stephen Sanderson, PE  
(type or print name)

*Stephen Sanderson*  
Signature

7/27/05  
Date



Owner's Authorization:

*Stephen Sanderson* 7/27/05  
Signature Date

Building Official's Acceptance:

\_\_\_\_\_  
Signature Date

# Schedule of Inspection and Testing Agencies

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

- |  |  |
|--|--|
| <input type="checkbox"/> Soils and Foundations     | <input type="checkbox"/> Spray Fire Resistant Material         |
| <input type="checkbox"/> Cast-in-Place Concrete    | <input type="checkbox"/> Wood Construction                     |
| <input type="checkbox"/> Precast Concrete          | <input type="checkbox"/> Exterior Insulation and Finish System |
| <input type="checkbox"/> Masonry                   | <input type="checkbox"/> Mechanical & Electrical Systems       |
| <input type="checkbox"/> Structural Steel          | <input type="checkbox"/> Architectural Systems                 |
| <input type="checkbox"/> Cold-Formed Steel Framing | <input type="checkbox"/> Special Cases                         |

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator <i>To be determined</i>		
2. Inspector <i>to be determined</i>		
3. Inspector <i>to be determined</i>		
4. Testing Agency <i>to be determined</i>		
5. Testing Agency <i>to be determined</i>		
6. Other		

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

# Quality Assurance Plan

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## Quality Assurance for Seismic Resistance

Seismic Design Category C

Quality Assurance Plan Required (Y/N) (N)

Description of seismic force resisting system and designated seismic systems:

Foundation embedded with Anchor Bolts @ 6' O.C. with 12" from Ends

## Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) 100 mph

Wind Exposure Category ~~A~~ Exp B

Quality Assurance Plan Required (Y/N) (N)

Description of wind force resisting system and designated wind resisting components:

Type IVB Construction IAW Chapter 23 of IBC,  
 walls will be wood shear walls with the appropriate open spacing ratio  
 25' max unbraced wall lengths

## Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility.



# Qualifications of Inspectors and Testing Technicians

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The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided if requested.

## Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge deems it appropriate that the individual performing a stipulated test or inspection have a specific certification or license as indicated below, such designation shall appear below the **Agency Number** on the Schedule.

PE/SE	Structural Engineer – a licensed SE or PE specializing in the design of building structures
PE/GE	Geotechnical Engineer – a licensed PE specializing in soil mechanics and foundations
EIT	Engineer-In-Training– a graduate engineer who has passed the Fundamentals of Engineering examination

### American Concrete Institute (ACI) Certification

ACI-CFTT	Concrete Field Testing Technician – Grade 1
ACI-CCI	Concrete Construction Inspector
ACI-LTT	Laboratory Testing Technician – Grade 1&2
ACI-STT	Strength Testing Technician

### American Welding Society (AWS) Certification

AWS-CWI	Certified Welding Inspector
AWS/AISC-SSI	Certified Structural Steel Inspector

### American Society of Non-Destructive Testing (ASNT) Certification

ASNT	Non-Destructive Testing Technician – Level II or III
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### International Code Council (ICC) Certification

ICC-SMSI	Structural Masonry Special Inspector
ICC-SWSI	Structural Steel and Welding Special Inspector
ICC-SFSI	Spray-Applied Fireproofing Special Inspector
ICC-PCSI	Prestressed Concrete Special Inspector
ICC-RCSI	Reinforced Concrete Special Inspector

### National Institute for Certification in Engineering Technologies (NICET)

NICET-CT	Concrete Technician – Levels I, II, III & IV
NICET-ST	Soils Technician - Levels I, II, III & IV
NICET-GET	Geotechnical Engineering Technician - Levels I, II, III & IV

### Exterior Design Institute (EDI) Certification

EDI-EIFS	EIFS Third Party Inspector
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### Other

Item	Agency # (Qualif.)	Scope
1. Shallow Foundations	PE/GE	<p><i>Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report.</i></p> <p><i>Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill</i></p>
2. Controlled Structural Fill	PE/GE	<p><i>Perform sieve tests (ASTM 0422 &amp; D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.</i></p> <p><i>Inspect placement, lift thickness and compaction of controlled fill.</i></p> <p><i>Test density of each lift of fill by nuclear methods (ASTM 02922)</i></p> <p><i>Verify extent and slope of fill placement.</i></p>
3. Deep Foundations	PE/GE	<p><i>Inspect and log pile driving operations. Record pile driving resistance and verify compliance with driving criteria.</i></p> <p><i>Inspect piles for damage from driving and plumbness.</i></p> <p><i>Verify pile size, length and accessories.</i></p> <p><i>Inspect installation of drilled pier foundations. Verify pier diameter, bell diameter, lengths, embedment into bedrock and suitability of end bearing strata.</i></p>
4. Load Testing		
4. Other:		

Item	Agency # (Qualif.)	Scope
1. Mix Design	ACI-CCI ICC-RCSI	<i>Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.</i>
2. Material Certification		
3. Reinforcement Installation	ACI-CCI ICC-RCSI	<i>Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters</i>
4. Post-Tensioning Operations	ICC-PCSI	<i>Inspect placement, stressing, grouting and protection of post-tensioning tendons. Verify that tendons are correctly positioned, supported, tied and wrapped. Record tendon elongations.</i>
5. Welding of Reinforcing	AWS-CWI	<i>Visually inspect all reinforcing steel welds. Verify weldability of reinforcing steel. Inspect preheating of steel when required.</i>
6. Anchor Rods		<i>Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.</i>
7. Concrete Placement	ACI-CCI ICC-RCSI	<i>Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.</i>
8. Sampling and Testing of Concrete	ACI-CFTT ACI-STT	<i>Test concrete compressive strength (ASTM C31 &amp; C39), slump (ASTM C143), air-content (ASTM C231 or CI 73) and temperature (ASTM C1064).</i>
9. Curing and Protection	ACI-CCI ICC-RCSI	<i>Inspect curing, cold weather protection and hot weather protection procedures.</i>
10. Other:		

Item	Agency # (Qualif.)	Scope
1. Plant Certification / Quality Control Procedures <input type="checkbox"/> Fabricator Exempt	ACI-CCI ICC-RCSI	<i>Review plant operations and quality control procedures.</i>
2. Mix Design	ACI-CCI ICC-RCSI	<i>Inspect concrete batching operations and verify compliance with approved <del>mix</del> design</i>
3. Material Certification		
4. Reinforcement Installation	ACI-CCI ICC-RCSI	<i>Inspect size, spacing, position and grade of reinforcing steel. Verify that reinforcing bars are free of oil or other deleterious materials.</i>
5. Prestress Operations	ICC-PCSI	<i>Inspect placement, stressing, grouting and protection of prestressing tendons</i>
6. Connections/ Embedded Items		
7. Formwork Geometry		
8. Concrete Placement	ACI-CCI ICC-RCSI	<i>Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.</i>
9. Sampling and Testing of Concrete	ACI-CFTT ACI-STT	<i>Test concrete compressive strength (ASTM C31 &amp; C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).</i>
10. Curing and Protection	ACI-CCI ICC-RCSI	<i>Inspect curing, cold weather protection and hot weather protection procedures.</i>
11. Erected Precast Elements	PE/SE	<i>Inspect erection of precast concrete including member configuration, connections, welding and grouting.</i>
12. Other:		

# Masonry

Required Inspection Level:  1  2

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Item	Agency # (Qualif.)	Scope
1. Material Certification		
2. Mixing of Mortar and Grout	ICC-SMSI	<i>Inspect proportioning, mixing and retempering of mortar and grout.</i>
3. Installation of Masonry	ICC-SMSI	<i>Inspect size, layout, bonding and placement of masonry units.</i>
4. Mortar Joints	ICC-SMSI	<i>Inspect construction of mortar joints including tooling and filling of head joints.</i>
5. Reinforcement Installation	ICC-SMSI A WS-CWI	<i>Inspect placement, positioning and lapping of reinforcing steel. Inspect welding of reinforcing steel.</i>
6. Prestressed Masonry	ICC-SMSI	<i>Inspect placement, anchorage and stressing of prestressing bars.</i>
<b>7. Grouting Operations</b>	ICC-SMSI	<i>Inspect placement and consolidation of grout. Inspect masonry clean-outs for high-lift grouting.</i>
7. Weather Protection	ICC-SMSI	<i>Inspect cold weather protection and hot weather protection procedures. Verify that wall cavities are protected against precipitation.</i>
9. Evaluation of Masonry Strength	ICC-SMSI	<i>Test compressive strength of mortar and grout cube samples (ASTM C780). Test compressive strength of masonry prisms (ASTM C1314).</i>
<b>10. Anchors and Ties</b>	ICC-SMSI	<i>Inspect size, location, spacing and embedment of dowels, anchors and ties.</i>
11. Other:		

Item	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures <input type="checkbox"/> Fabricator Exempt	AWS/AISC- SSI ICC-SWSI	<i>Review shopfabrication and quality control procedures.</i>
2. Material Certification	AWS/AISC- SSI ICC-SWSI	<i>Review certified mill test reports and identification markings on wide-flange shapes, high-strength bolts, nuts and welding electrodes</i>
3. Open Web Steel Joists		<i>Inspect installation, field welding and bridging of joists.</i>
4. Bolting	AWS/AISC- SSI ICC-sWSI	<i>Inspect installation and tightening of high-strength bolts. Verify that splines have separated from tension control bolts. Verify proper tightening sequence. Continuous inspection of bolts in slip-critical connections.</i>
5. Welding	AWS-CWI  ASNT	<i>Visually inspect all welds. Inspect pre-heat, post-heat and surface preparation between passes. Verify size and length of fillet welds.  Ultrasonic testing of all full-penetration welds.</i>
<b>6. Shear Connectors</b>	AWS/AISC- SSI ICC-SWSI	<i>Inspect size, number, positioning and welding of shear connectors. Inspect studs for full 360 degree flash. Ring test all shear connectors with a 3 lb hammer. Bend test all questionable studs to 15 degrees.</i>
7. Structural Details	PE/SE	<i>Inspect steel frame for compliance with structural drawings, including bracing, member configuration and connection details.</i>
8. Metal Deck	AWS-CWI	<i>Inspect welding and side-lap fastening of metal roof and floor deck.</i>
9. Other:		

# Cold-Formed Steel Framing

Item	Agency # (Qualif.)	Scope
1. Member Sizes		
2. Material Thickness		
3. Material Properties		
4. Mechanical Connections		
5. Welding		
6. Framing Details		
7. Trusses		
<b>8.</b> Permanent Truss Bracing		
9. Other:		

Item	Agency # (Qualif.)	Scope
1. Material Specifications		
2. Laboratory Tested Fire Resistance Design	ICC-SFSI	<i>Review UL fire resistive design for each rated beam, column, or assembly.</i>
3. Surface Thickness	ICC-SFSI	<i>Review approved thickness schedule.</i>
4. Surface Preparation	ICC-SFSI	<i>Inspect surface preparation of steel prior to application of fireproofing</i>
5. Application	ICC-SFSI	<i>Inspect application of fireproofing.</i>
6. Curing and Ambient Condition	ICC-SFSI	<i>Verify ambient air temperature and ventilation is suitable for application and curing of fireproofing.</i>
7. Thickness	ICC-SFSI	<i>Test thickness of fireproofing (ASTM E605). Perform a set of thickness measurements for every 1,000 SF of floor and roof assemblies and on not less than 25% of rated beams and columns.</i>
8. Density	ICC-SFSI	<i>Test the density of fireproofing material (ASTM E605).</i>
9. Bond Strength	ICC-SFSI	<i>Test the cohesive/adhesive bond strength of fireproofing (ASTM E736). Perform not less than one test for each 10,000 SF.</i>
10. Other:		



# Wood Construction

Item	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures <input type="checkbox"/> Fabricator Exempt		<i>Inspect shop fabrication and quality control procedures for wood truss plant.</i>
2. Material Grading		
3. Connections		
4. Framing and Details		
5. Diaphragms and Shearwalls		<i>Inspect size, configuration, blocking and fastening of shearwalls and diaphragms. Verify panel grade and thickness.</i>
6. Prefabricated Wood Trusses		<i>Inspect the fabrication of wood trusses.</i>
7. Permanent Truss Bracing		
8. Other:		