Form # P 04	DISPLA	Y THIS	CARD	ON	PRINC	IPAL	FRONT	AGE	OF	WORK	
Please Read Application And Notes, If Any, Attached	d				F PO ERN			Permit	Number		IT ISSUED
This is to certify	y that Step	nen Sanderson	1/Stephen s	lerson						_	[
has permission	tomake	e 2 units into 4	units dem	sh interi	epair 1	dation, r	ore frame	s - new ac	ldition	AUG	1 1 2005
AT <u>158 Grant S</u>	St						<u>_ 053 C</u>	2010001			
of the prov the constr this depar	hat the pe visions of uction, m tment.	rson or po the Statu aintenanc	ersons, ites of I ce and u	ine ai of bu	nd of the uildings	and st	epting th ances of ctures,	his per the Cit and of	mit si ty of F the aj	hall čothp Portland i pplication	ががではAND regulating n on file in
and grade i such inform	if nature of w	ork requires	9 5 b 1a	re this ed or o IR NOT	ding or	t there losed-in QUIRED.		A cert procur ing or	red by o part the	of occupand wner beford reof is occu	e this build- pied.
	R REQUIRED A	PPROVALS	2-15-05								
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Appeal Board Other	Dopartment Na						U	u	U	ug 18	1405
	Dopartment Na		PENAL	TY FOF		VINGTH	IIS CARD		- Daliving at I	- Ces	

Location of Construction: Owner Name: Owner Address: AUG 1 1 9005 Basiness Name: Contractor Name: Contractor Name: Contractor Name: Contractor Name: Stephen Sanderson S78 North Rd Phone: Phone: Phone: Phone: Phone: Phone: Phone: Phone: Contractor Name: Stephen Sanderson S78 North Rd No Yanduk OF PDH FP FANFO 98 Lesse/Buyer's Name Phone: Phone: Contractor Name: Stephen Sanderson S78 North Rd No Yanduk OF PDH FP FANFO 98 Past Use: residential 2 units Bropsed Use: Cost of Work: CEO District: S1791.00 \$180.000.00 2 Image: Stephen Sanderson Free Stephen Sanderson Step	City of Portland, M 389 Congress Street. ([aine - Building or Use (4101 Tel [.] (207) 874-870	Permit Application	on 16 04-1306	Issue Data 1/1 12/30/2	2004 053 CO10001	
158 Grant St Stephen Sanderson 878 North Rd Itese (1, 2005) Business Name: Contractor Name: Stephen sanderson Stephen sanderson 878 North Rd Place: Lesser/Buyer's Name Phone: Contractor Address: Place: Stephen sanderson 878 North Rd OF POHTBY TAPPE 98 Past Use: Proposed Use: Stephen sanderson Permit Tapp: Change of Use - Dwellings Tap: Past Use: residential 2 units into 4 units demolish interior repair foundation, rebuild rear building new addition Permit Take Approved NePECTION INSPECTION IN	Location of Construction:	Owner Name:	, i uni (207) 071 07	Owner Address:	AUG	1 1 Phone:	
Business Name: Contractor Name: Contractor Name: Contractor Address: Phose: Phose: Assec/Buyer's Name Phone: Proposed Use: Change of Use - Dwellings Change of Use - Dwellings Contractor Address: Contractor Name: ST8 North Rd NG Yaddress: Contractor Address: Contractor Address: Contractor Address: ST8 North Rd NG Yaddress: Contractor Address: Contractor Address: ST8 North Rd NG Yaddress: Contractor Address: Contractor Addres: <	158 Grant St	Stephen Sand	lerson	878 North Rd		2005	
Stephen sanderson S78 North Rd No Yaddid OF POHTERENE 98 #sesee/Buyer's Name Phone: Change of Use - Dwellings Tare: Past Use: Proposed Use: Cost of Work: CEO District: S1,791.00 \$180,000.00 2 Proposed Project Description: max addition & expand upward Permit Fee: Cost of Work: CEO District: S1,991.00 \$180,000.00 2 Proposed Project Description: max addition & expand upward INSPECT 10 Signature: INSPECT 10 Signature: INSPECT 10 Signature: INSPECT 10 INSED 10 INSPECT 10	Business Name:	Contractor Name	2:	Contractor Address		Phone	
Presece@uyer's Name Phone: Proposed 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 Tage: S1,791.00 CEO District: S1,791.00 S180,000.00 2 1 ''roposed Project Description: make 2 units into 4 units demolish interior repair foundation, restore frames - new addition Signature: 0,702.2004 Signature: 0,702.2004 Signature: 0,702.2004 Signature: 1,700 in District or Land Federal Rules. Signature: 0,7001.2004 Mistoric Preservation 1,700 in District or Land Foot in District or Land Foot in District or Land 1,700 in District or La		Stephen sand	erson	878 North Rd N	A Yarmouth OF	POR ED TY ADD 98	
Proposed 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: \$1,791.00 CEO District: Stepatored {}1,000.00 Cost of Work: (CEO District) Proposed Project Description: make 2 units into 4 units demolish interior repair foundation, restore frames - new addition INSPECTION (Signature: (Signature: (Signature: 0)/02/2004 INSPECTION (Signature: (Signature: 0)/02/2004 Type: (Signature: (Signature: 0)/02/2004 Permit Taken By: dmartin Date Applied For: 09/02/2004 Signature: 09/02/2004 Signature: 0/02/2004 Date. Permit Taken By: dmartin Date Applied For: 09/02/2004 Special Zone or Reviews Zoning Approval Historic Preservation (Not in District or Land) 1: Shoreland Special Zone or Reviews Zoning Appeal Historic Preservation (Not in District or Land) 2: Building permits do not include plumbing, septic or electrical work. I Wetand I Miscellaneous I Does Not Require Review 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. I Subdivision I Approved I Approved I Approved 4: Signature: Signature: 0: 0: 0: 0: 0: 0: 0: 0: 0: 0: 0: 0: 0:	.essee/Buyer's Name	Phone:		Permit Type: Change of Use	Dwellings	R-6	
Proposed Project Description: Signature: Conditions Signature: Conditions Signature: Conditions Signature: Conditions Signature: Conditions Signature: Conditions Image: Conditions Image: Conditions Signature: Conditions Image: Conditions	Past Use: residential 2 units	Proposed Use: residential 2 t demolish rear foundation, re new addition	units into 4 units portion- repair build rear building - & expand upward	Permit Fee: \$1,791.00 FIRE DEPT:	Cost of Work: \$180,000.00 Approved INS Denied	CEO District: 0 2 PECTION: 2 Group: 2 Grou	
Permit Taken By: Date Applied For: Zoning Approval (martin 09/02/2004 Special Zone or Reviews Zoning Approval I. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Special Zone or Reviews Zoning Appeal I. Shoreland N/A Variance Interpretation I. Shoreland N/A Interpretation Interpretation I. Stite Plan Interpretation Interpretation I. Stite Plan Interpretation Interpretation I. Approved Interpretation Interpretation	make 2 units into 4 unit frames - new addition	s demolish interior repair fo	undation, restore	Signature: (PEDESTRIAN ACTI Action. [, Appro Signature	VITIES DISTRICT	hature: Ut Uu (P.A.D.) d w/Conditions Denied Date.	
Image: Interpretention Description Zoning Apprivation dmartin 09/02/2004 Special Zone or Reviews Zoning Appeal Historic Preservation Applicant(s) from meeting applicable State and Federal Rules. Shoreland N/A Variance Not in District or Lands Building permits do not include plumbing, septic or electrical work. Wetland Wetland I Miscellaneous Does Not Require Review 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 Flood Zone Provel 13 I Conditional Use Requires Review Site Plan Site Plan Approved Approved Approved Maj Minor Y MM Minor Y MM Denied Denied	Permit Taken By:	Date Applied For:	1	Zonin	Anneoval	2	
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False information may invalidate a building permit and stop all work I Subdivision Interpretation I Approved K Site Plan I Subdivision I Approved I Approved I Approved Maj Minor MM I Denied I Denied I Denied	Building permits an within six (6) mont	Building permits are void if work is not started within six (6) months of the date of issuance.		X13 { Conditional Use C Interpretation S1 { Approved] Requires Review	
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Maj Minor X MM Denied Denied	permit and stop all	1 1				[] Approved w/Conditions	
	permit and stop all		Site Plan \$ 2004 - 02	2.3/ Approv			

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	DHONE
KESI ONSIDLE I EKSON IN CHARGE OF WORK, IIILE		DATE	PHONE

Joy Congress Street,	04101 1el: (2	07) 074-0703	, 1 u x: (201) 01+01			4	12,20,	2004	000 00	10001
Location of Construction:		Owner Name:		Owner /	Address:		AUG	11	Bhone: 2005	
158 Grant St		Stephen Sande	erson	878 N	orth Rd					
Business Name:		Contractor Name	:	Contrac	tor Address:	[rī	TV OT	- 001	Phone	
Loonee (Deurente Norme		Stephen sande	rson	878 N	orth Rd Ng	<u>) Yarak</u>	uth Ur	PUH	PLAND	998
Lessee/Duyer's Name		rnone:		Chan	ge of Use -	Dwellin	igs			R-6
Past Use:	1	Proposed Use:		Permit	Fee:	Cost of	Work:	CEC) District:	7
residential 2 units		residential 2 u	nits into 4 units	\$	51,791.00	\$18	0,000.0	0	2	
		demolish rear foundation, rel new addition &	portion- repair build rear building ▪ ≵ expand upward	FIRE D	EPT: [Approve Denied	ed INS Usi	PECTIC e Group:	23	Type: St
Proposed Project Descriptio				-1	Cor	.d. 100		/		
make 2 units into 1 uni						~			- <i>E</i> A. I	· · · ·
frames - new addition	its demolish int	erior repair fou	indation, restore	Signatur PEDES	e: (ore (VITIES D	S Sig	nature:	m	Muj
frames - new addition	its demolish int	erior repair fou	indation, restore	Signatur PEDEST Action:	e: (<u>e</u> [RIAN ACT]	VITIES D	S Sig	nature: (F (P.A.D. 1 w/Cond	itions	Denied
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frames - new addition Permit Taken By:	Date App	erior repair fou	indation, restore	Signatur PEDEST Action: Signatur	e: (<u>Je C</u> IRIAN ACTI Appro re: Zoning	ved	S Sig	nature: F (P.A.D. i w/Cond Date	itions	Denied
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CERTIFICATION

I hereby certify that I am the **owner** of record of the named property, α that the proposed work is authorized by the owner of record and :hat 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 his jurisdiction. In addition, if a permit \Im work described in the application is issued, I certify that the code official's authorized epresentative shall have the authority to enter all areas covered by such permit at **any** reasonable hour to enforce the provision of the 'ode(s) applicable to such permit.

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

389 Congress Street 04	4101 Tel· (207) 874-87	13 Fax: (207) 874-87	716	04-1306	11 1	12/30/2	004	053 C	10001
Location of Construction:	Owner Name:		Owner	Address:	╬═╡	AllG	1 1	Bhone:	
158 Grant St	Stephen Sa	nderson	878 N	lorth Rd			' '	2005	
Business Name:	Contractor Na	me:	Contra	ctor Address:				Phone	
	Stephen sar	derson	878 N	lorth Rd N	Yarm	buth OF	POR	TOTAPP	998
Lessee/Buyer's Name	Phone:		Permit Chan	Type: ige of Use -	Dwelli	ngs			R-6
Past Use:	Proposed Use:		Permit	Fee:	Cost of	Work:	CEO) District:	1
residential 2 units	residential demolish re foundation, new additio	2 units into 4 units ar portion- repair rebuild rear building • n & expand upward	FIRE	\$1,791.00 [<	\$18 Approved Denied	80,000.00 INSP Use	PECTIO Group:	23 R3	Type: 5 10/05
frames = new addition	s demonsh interior repair	foundation, restore	Signatu	TELANACT			ature:	wy	$\leq d$
frames - new addition	s demonstration repair	foundation, restore	Signatu PEDES Action: Signatu	re: (Jeo TRIANACTI Approv	VITIES	Sign DISTRICT Approved	ature: (P.A.D. w/Condi Date	itions	Denied
frames - new addition Permit Taken By:	Date Applied For:	Foundation, restore	PEDES Action: Signatu	re:	VITIES	Approved	ature: (P.A.D. w/Condi Date) (itions] e:	Denied
Permit Taken By: dmartin	Date Applied For: 09/02/2004	Foundation, restore	Signatu PEDES Action: Signatu	re: (ore of TRIAN ACTF Approv rre: Zoning		Approved	ature: (P.A.D. w/Condi Date) (itions] e:	Denied
 Frames - new addition Fermit Taken By: dmartin This permit applicatt Applicant(s) from m Federal Rules. 	Date Applied For: 09/02/2004 tion does not preclude the aeeting applicable State an	Special Zone or Rev d Shoreland	Signatu PEDES Action: Signatu	re: Approv rre: Zoning Zonin Variance	Appr	Approved	ature: C (P.A.D. w/Condi Date	itions	Denied servation
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 dmartin This permit applicat Applicant(s) from m Federal Rules. Building permits do septic or electrical w Building permits are within six (6) month 	Date Applied For: 09/02/2004 tion does not preclude the teeting applicable State an not include plumbing, york. e void if work is not starte as of the date of issuance.	d Shoreland N/A Wetland d Flood Zone Por Zane	Views	re: Approv Approv rre: Zoning Variance Miscella Conditio	Appi ng Appea	Approved	Ature: Creating of the second	itions	Denied servation et or Landma quire Review
 ermit Taken By: dmartin This permit applicat Applicant(s) from m Federal Rules. Building permits do septic or electrical w Building permits are within six (6) month False information m permit and stop all v 	Date Applied For: 09/02/2004 tion does not preclude the aeeting applicable State an not include plumbing, york. e void if work is not starte as of the date of issuance. ay invalidate a building work	Special Zone or Rev d Shoreland Metland d Flood Zone Subdivision	Views	re: Coning Coning Coning Variance Miscella Conditio Interpret:	Appr Appr ng Appea	Approved	Ature: Control (P.A.D.) W/Condi Date H	itions	Denied servation et or Landma quire Review
 frames - new addition frames - new addition<	Date Applied For: 09/02/2004 tion does not preclude the teeting applicable State an not include plumbing, vork. e void if work is not starte to f the date of issuance. ay invalidate a building vork.	Special Zone or Rev d Shoreland d Shoreland d Flood Zone d Flood Zone d Subdivision X Site Plan A Z004.00	Signatu PEDES Action: Signatu views	re: Core of Condition	Appr ang Appea neous nal Use ation d	Sign DISTRICT Approved	Ature: Creating of the second	itions	Denied Servation Ser
 Permit Taken By: dmartin This permit applicat Applicant(s) from m Federal Rules. Building permits do septic or electrical w Building permits are within six (6) month False information m permit and stop all v 	Date Applied For: 09/02/2004 tion does not preclude the aeeting applicable State an not include plumbing, york. e void if work is not starte as of the date of issuance. ay invalidate a building work	Foundation, restore Special Zone or Rev d Shoreland N/A Wetland d Flood Zone PO Zance Subdivision K Site Plan $A Z UOA \cdot OA$ Maj Minor MI N/K U H C	Views	re: TRIAN ACTF Approv re: Zoning Zoning Variance Miscella Conditio Interpret: Approve	Appi ng Appea neous nal Use ation d	Approved	Ature: Control (P.A.D.) w/Condi Date H T H C T C F C C C C C C C C C C C C C	itions	Denied Servation Servation Set or Landma quire Review Tiew Conditions

CERTIFICATION

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

City of Portland,	Maine - Bui	lding or Use Permi	it		Permit No:	Date Applied For:	CBL:
389 Congress Street,	04101 Tel: ((207) 874-8703, Fax:	(207) 87	74-8716	04-1306	09/02/2004	053 C010001
Location of Construction:		Owner Name:)wner Address:		Phone:
158 Grant St		Stephen Sanderson			878 North Rd		
Business Name:		Contractor Name:		0	Contractor Address:		Phone
		Stephen sanderson			878 North Rd NO	Yarmouth	(207) 749-3998
Lessee/Buyer's Name		Phone:		F	ermit Type:		
			1		Change of Use - D	wellings	
Proposed Use:				Proposed	Project Description:		
foundation, rebuild rea	4 units demoli ar building - ne	sh rear portion- repair w addition & expand up	ward	make 2 frames	units into 4 units of - new addition	lemolish interior re	pair foundation, restore
 Separate permits s 	hall be required	l for future decks, sheds	, pools, a	nd/or ga	rages.		
Dept: Building Note:	Status: A	Approved with Condition	ns Re	viewer:	Mike Nugent	Approval I	Date: 08/10/2005 Ok to Issue: □
1) West wall must ha	ve a One hour	fire rating and protected	on the in	iterior an	d exterior due to th	e prooximity to the	e lot line.
Dept: Fire Note:	Status: A	approved with Condition	ns Re	viewer:	Cptn Greg Cass	Approval I	Date: 06/15/2005 Ok to Issue: ☑
Comments:							MIT ISSUED
6/16/2005-mjn: Need	structurals, spo	ke w/ applicant				PER	MIT 1990LD
7/26/2005-mjn: Still n	eed statement o	f special inspections/ow	ner notif	iedaga	in Got this		
3/8/2005-mjn: Waitin	g for Planning	signoff				IA A	JG 1 1 2005
						I CITY	UF FURILAND

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 Inspec	tion; Prior to pouring concrete
Re-Bar Schedule Inspection:	Prior to pouring concrete
Foundation Inspection:	Prior to placing ANY backfill
Framing/Rough Plumbing/Electr	ical: 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/Desi	Date,	
Signature of Inspections Off	icial	Date
CBL:	Building Permit #:	

FROM DESIGNER: Stenhen Sunderson P.E.
DATE: 6/17/05
Job Name: 158 Grant Street
Address of Construction: . 158 Gran f Street
2003 International Building Code
Construction project væs designed according to the building code criteria listed below:
Building Code and Year IRC Use Group Classification(s) Town bause
Type of Construction <u>Type</u>
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? if yes, separated or non separated (see Section 302.3)
Supervisory alarm system? V. Geotechnical/Soils report required? (See Section 1802.2)
STRUCTURAL DESWN CALCULATIONS <u>NA</u> Live load reduction
Submitted for all structuralmembers
DESIGNLOADS ON CONSTRUCTION DOCUMENTS Foof snow loads (7603.7.3,1608)
(1603) Uniformly distributed floor live loads (7603.11,1607) F Ground snow load, P_g (1608.2) F B > 10 perf flat roof snow load, P_g
Floor Area Use, Loads Shown L. CIC
After Unin habited 10 psf $[0 \text{ cm} \text{ f} \text{ f}]$ if $P_p > 10 \text{ psf}$, snow exposure factor, C_i (Table 1608.3.1)
<u>ull offer Area s <u>40 p sf</u> <u>I</u> If P₀ > 10 psf, snow load Importance factor, le (Table 1804.5)</u>
Roof thermal factor, <i>Ct</i> (<i>Table 1608.3.2</i>)
38.5 Slopedroof snowload, \mathcal{P}_{θ} (1808.4)
Selsmic design category (16,16,3)
Basic seismic-force-resisting system
Image: Decision of the sector of the sect
factor, /w factor, /w 1604.5, 1609.5) Analysis procedure (1616.6, 1617.5)
Exp B Wind exposure category (1608.4) Designbaseshear (1617.4, 1617.5.1)
D , 1 Internal pressure coefficient (ASCE 7) Flood loads(1603.1.6 , 1612)
Component and Q&Sding pressures (1809.1.1; 1809.8.2.2) Floodhazardarea (16123)
Main force wind pressures (7603.1. I, Elevation of structure
Other loads
Concentratedloads (1607.4)
Section 2308 C Selamia use group ("Category") Partition loads (16075)
(Table 16045; 1616.2) Impactioads((607.8)
Spectral response coefficients, Sps 2 1607.7, 1607.12, 1607.13, 1610, Sp1 (1615.1) 1611, 2404)
Site class (1615.1.5)

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CITY OF PORTLAND BUILDING CODE CERTFICATE 389 Congress St., Room 315 Portland, Maine 04 101

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

anderson, 1 FROM:

RE: <u>Certificate of Design</u>

DATE:

6/17/05

These plans and/ or specifications covering construction work on:

58 Grant Stree Project

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



\$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: turner Title: Firm: Maine Address: 87 8 North Kon North Yarmant ME CHOR7

CITY OFPORTLAND
BUILDINGCODE CERTIFICATE
389 Congress St. , Room 315
Portland, Maine 04 101
ACCESSIBILITY CERTIFICATE
100 Gr I SI L
Address of Project: Som f flee]
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.

STEPHEN N. SIEANDERSON NO. 10274	Signature: <u>Min</u> Title: <u>Enginee</u> Firm: <u>Manie Auchopment & Pesisis</u> Address: <u>878 North Raid</u> <u>North Yurmorth ME 0408</u> Phone: 207-749-399
	Phone:

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 Pair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

$$\frac{p_{ioposed} \quad Gudition_{6}^{\circ}}{Window 1} = \frac{W \times H}{38'' \times 57''} = 2166 \quad 56 \text{ in}$$

Total Glazing Reduction: 2166 78,5% Reduction



Strengthening a Remarkable City, Building a Community for Life

Planning & Development Department Lee D. Urban, Director

Planning Division Alexander Jaegerman, Director

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

RE: Four-unit Multifamily CBL: 053 COlOOOl

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.



- 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.** <u>Please</u> 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. <u>Please</u> schedule any property closing with these requirements in mind.

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

Sincerely,

Alexander Jaegerman J 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



JNIT		REVENUE	DOLLAR AMOUNT	
	Performance		9,750	٩
	Enarantee chick	# 7	15	
	Inspection Free		195	61
	Check # 717			
		TOTAL	9.945	6

Statement of Special Inspections			DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME		
			JUL 2 7 2005		
Project:	158 Grant Street Conversion		RECEIVED		
Location:	158 Grant Street	L]	

Stephen Sanderson / Back Buy Properties, LLC Owner:

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
\square	Architectural

Mechanical/Electrical/Plumbing

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:

Prepared by:

Stephen Sanderson, PE (type or print name)

Signature

Owner's/Authorization:

Signature

Signature

Date

Date

or per attached schedule.

OF

Building Official's Acceptance:

Page

of

Schedule of Inspection and Testing Agencies

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

Soils and Foundations Cast-in-Place Concrete Precast Concrete Masonry Structural Steel	Spray Fire Resistant Material Wood Construction Exterior Insulation and Finish System Mechanical & Electrical Systems
Structural Steel	Architectural Systems
 Colu-Formed Steer Framing	Special Cases

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator		
To be determined		
2. Inspector		
tote de termine		
3. Inspector		
to be deformined		
4. Testing Agency to be determined		
5. Testing Agency		
folie deter mined		
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

Quality Assurance for Seismic Resistance

Seismic Design Category Quality Assurance Plan Required (Y(N))

Description of seismic force resisting system and designated seismic systems: Foundation embedded with Anchor Bolts @ 6 O.Co with 12" from Enls

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) 00 mph Wind Exposure Category $\mathbf{H} \in \mathcal{F}_{\mathcal{H}} \beta$ Quality Assurance Plan Required (YN))

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

Type IB Construction IAW Chapter 23 05 IBC, walls will be Wood Shear wells with the appropriate open spreach parties 25'-0 Max Unbraced well length

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

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/SEStructural Engineer – a licensed SE or PE specializing in the design of building structuresPE/GEGeotechnical Engineer – a licensed PE specializing in soil mechanics and foundationsEITEngineer-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
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- 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-DestructiveTesting (ASNT) Certification

ASNT Non-Destructive Testing Technician – Level II or III

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-CTConcrete Technician – Levels I, II, III & IVNICET-STSoils Technician - Levels I, II, III & IVNICET-GETGeotechnical Engineering Technician - Levels I, II, III & IV

Exterior Design Institute (EDI) Certification

EDI-EIFS EIFS Third Party Inspector

Other

Soils and Foundations

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

Cast-in-Place Concrete

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

Precast Concrete

Item	Agency # (Qualif.)	Scope
 Plant Certification / Quality Control Procedures Fabricator Exempt 	A CI-CCI ICC-RCSI	Review plant operations and quality control procedures.
2. Mix Design	A CI-CCI ICC-RCSI	Inspect concrete batching operations and verify compliance with approved mix design
3. Material Certification		
4. Reinforcement Installation	A CI-CCI ICC-RCSI	Inspect size, spacing, position and grade of reinforcing steel. Verify that reinforcing bars arefree ofform oil or other deleterious materials.
5. Prestress Operations	ICC-PCSI	Inspect placement, stressing, grouting and protection of prestressing tendons
 Connections/ Embedded Items 		
7. Formwork Geometry		
8. Concrete Placement	A CI-CCI ICC-RCSI	Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.
 Sampling and Testing of Concrete 	ACI-CFTT ACI-STT	Test concrete compressive strength (ASTM C31 & C39), slump (ASTMC143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).
10. Curing and Protection	ACI-CCI ICC-RCSI	Inspect curing, cold weather protection and hot weather protection procedures.
11. Erected Precast Elements	PE/SE	Inspect erection of precast concrete including member configuration, connections, welding and grouting.
12. Other:		

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

Page of

Structural Steel

Item	Agency # (Qualif.)	Scope
 Fabricator Certification/ Quality Control Procedures Fabricator Exempt 	AWS/AISC- SSI ICC-SWSI	Review shopfabrication and quality control procedures.
2. Material Certification	AWS/AISC- SSI ICC-SWSI	Review certified mill test reports and identification markings on wide-flange shapes, high-strength bolts, nuts and welding electrodes
3. Open Web Steel Joists		Inspect installation, field welding and bridging of joists.
4. Bolting	AWS/AISC- SSI ICC-sWSI	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.
5. Welding	A WS-CWI ASNT	Visually inspect all welds. Inspect pre-heat, post-heat and surface preparation between passes. Verify size and length of fillet welds. Ultrasonic testing of allfull-penetration welds.
6. Shear Connectors	AWS/AISC- SSI ICC-SWSI	Inspect size, number, positioning and welding of shear connectors. Inspect suds for full 360 degreeflash. Ring test all shear connectors with a 3 lb hammer. Bend test all questionable studs to 15 degrees.
7. Structural Details	PE/SE	Inspect steel framefor compliance with structural drawings, including bracing, member configuration and connection details.
8. Metal Deck	A WS-CWI	Inspect welding and side-lapfastening of metal roof and floor deck.
9. Other:		

Cold-Formed Steel Framing

Item	Agency # (Qualif.)	Scope
1. Member Sizes		
2. Material Thickness		
3. Material Properties		
A Machanical Connections	_	
	_	
5. Welding		
6. Framing Details		
7. Trusses		
8. Permanent Truss Bracing	_	
9. Other:		

I Fire Resistant i

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

Wood Construction

lte	m	Agency # (Qualif.)	Scope
1.	Fabricator Certification/ Quality Control Procedures		Inspect shop fabrication and quality control procedures for wood truss plant.
2.	Material Grading		
3.	Connections		
4.	Framing and Details		
5.	Diaphragms and Shearwalls		Inspect size, configuration, blocking andfastening & shearwalls and diaphragms. Verifypanel grade and thickness.
6.	Prefabricated Wood Trusses		Inspect thefabrication of wood trusses.
7.	Permanent Truss Bracing		
8.	Other:		