

Form # P-04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT

Please Read Application And Notes. If Any, Attached

Permit Number: 0904721 D

AUG 18 2009

CITY OF PORTLAND

This is to certify that CRESCENT HEIGHTS LLC / Portland Builders, Inc.  
 has permission to Construction of a 44 Bedroom Lodging House  
 AT 25 Crescent St CBL 053 E00300

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 lathed or otherwise enclosed-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. K. Santora  
 Health Dept. \_\_\_\_\_  
 Appeal Board \_\_\_\_\_  
 Other \_\_\_\_\_  
Department Name

*Christina M. [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: 09-0472	Issue Date: 8/11/09	CBL: 053 E003001
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Location of Construction: 25 Crescent St	Owner Name: CRESCENT HEIGHTS LLC	Owner Address: 17 CHESTNUT ST	Phone:
Business Name:	Contractor Name: Portland Builders, Inc.	Contractor Address: P.O. Box 4902 Portland	Phone: 2078790118
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	Zone: R-6

Past Use: Vacant Lot	Proposed Use: Construction of a 44 BDRM Rooming Lodging House	Permit Fee: \$21,095.00	Cost of Work: \$2,099,693.00	CEO District: 2
Proposed Project Description: Construction of a 44 BDRM Rooming Lodging House		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied *See Conditions	INSPECTION: Use Group: R-2 Type: 5A IBC-2003	
		Signature: (Signature)	Signature: (Signature)	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: L.dobson	Date Applied For: 05/18/2009
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**Zoning Approval**

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Pand 13 Zone C</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan # 2008-0140 Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK with conditions</i> Date: <i>5/14/09</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p>
	<p>PERMIT ISSUED</p> <p>AUG 18 2009</p> <p>CITY OF PORTLAND</p>		

**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

<b>Permit No:</b> 09-0472	<b>Date Applied For:</b> 05/18/2009	<b>CBL:</b> 053 E003001
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<b>Location of Construction:</b> 25 Crescent St	<b>Owner Name:</b> CRESCENT HEIGHTS LLC	<b>Owner Address:</b> 17 CHESTNUT ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Portland Builders, Inc.	<b>Contractor Address:</b> P.O. Box 4902 Portland	<b>Phone:</b> (207) 879-0118
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Multi Family	

<b>Proposed Use:</b> Construction of a 44 BD RM Rooming Lodging House	<b>Proposed Project Description:</b> Construction of a 44 BD RM Rooming Lodging House
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/19/2009**Note:**      **Ok to Issue:** 

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for any new signage.
- 3) This property shall remain a residential 44 rooming unit lodging house . Any change of use shall require a separate permit application for review and approval.
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 08/11/2009**Note:**      **Ok to Issue:** 

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.
- 3) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 5) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of IBC
- 6) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard at 34" to 38". Stair treads shall not be less than 11". Stair risers shall not be more than 7".
- 7) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 8) Separate Permits shall be required for any new signage.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 05/27/2009**Note:** Waiting for Mark to drop off Life Safety Plan. 5/27. KG      **Ok to Issue:** 

- 1) All construction shall comply with NFPA 101
- 2) All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP and keyed alike, labeled "FIRE ALARM RECORDS".
- 3) The sprinkler system shall be installed in accordance with NFPA 13.
- 4) A separate Sprinkler System Permit is required per the Fire Department.
- 5) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance

<b>Location of Construction:</b> 25 Crescent St	<b>Owner Name:</b> CRESCENT HEIGHTS LLC	<b>Owner Address:</b> 17 CHESTNUT ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Portland Builders, Inc.	<b>Contractor Address:</b> P.O. Box 4902 Portland	<b>Phone</b> (207) 879-0118
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Multi Family	

- 6) The fire alarm system shall comply with NFPA 72.  
Compliance letter is required.
- 7) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance.  
Compliance letters are required.
- 8) Emergency lights and exit signs are required
- 9) New elevators are required to fit an 80" x 24" stretcher.
- 10 Fire alarm system requires a Masterbox connection per city ordinance.
- 11 Walls in structure are to be labeled according to fire resistance rating.  
IE; 1 hr. / 2 hr. / smokeproof.
- 12 Emergency lights are required to be tested at the electrical panel.
- 13 Sprinkler protection shall be maintained.  
Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
- 14 Fire Alarm system shall be maintained.  
If system is to be off line over 4 hours a fire watch shall be in place.  
Dispatch notification required 874-8576.
- 15 The Standpipe system shall be installed in accordance with NFPA 14.  
A signed compliance letter will be required.
- 16 A separate Fire Alarm System Permit is required per the Fire Department.
- 17 System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.

<b>Dept:</b> Public Services	<b>Status:</b> Pending	<b>Reviewer:</b>	<b>Approval Date:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Note:</b>				
<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Dept:</b> Parks	<b>Status:</b> Pending	<b>Reviewer:</b>	<b>Approval Date:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Note:</b>				
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Capt Greg Cass	<b>Approval Date:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Note:</b>				
<b>Dept:</b> DRC	<b>Status:</b> Approved	<b>Reviewer:</b> Philip DiPierro	<b>Approval Date:</b> 04/15/2009	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Dept:</b> Planning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Barbara Barhydt	<b>Approval Date:</b> 01/27/2009	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				

<b>Location of Construction:</b> 25 Crescent St	<b>Owner Name:</b> CRESCENT HEIGHTS LLC	<b>Owner Address:</b> 17 CHESTNUT ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Portland Builders, Inc.	<b>Contractor Address:</b> P.O. Box 4902 Portland	<b>Phone</b> (207) 879-0118
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Multi Family	
<b>Comments:</b> 5/19/2009-mes: I have stamped approved site plans from Planning - But WAIT for a final OK from Planning before issuing permit.			

**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY)**

**to schedule your inspections as agreed upon**

**Permits expire in 6 months, if the project is not started or ceases for 6 months.**

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

- 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.**
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**
- Re-Bar Schedule Inspection: Prior to pouring concrete**
- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

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

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

David Tang  
Signature of Applicant/Designee

8/18/09  
Date

Jeff Smith  
Signature of Inspections Official

8/18/09  
Date

CBL: 053 E003001

Building Permit #: 09-0472



**From:** Marge Schmuckal  
**To:** Barbara Barhydt  
**Date:** 5/19/2009 9:17:30 AM  
**Subject:** 29 Crescent St

Barbara,  
We have a building permit application for this project. I do have stamped approved site plans. However, let me know if and when we can issue the permit.  
Thanks,  
Marge

Need - S-1.0 -  $\rightarrow$  Copies -  
S-1.1 -

Statement of Special Inspection  
+  
List of Special Inspectors



**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
389 Congress Street  
Portland, Maine 04101

**INVOICE FOR PERMIT FEES**

<b>Application No:</b> 9-0466	<b>Applicant:</b> CRESCENT HEIGHTS LLC
<b>Project Name:</b>	<b>Location:</b> 29 CRESCENT ST
<b>CBL:</b> 053 E014001	<b>Development Type:</b>
<b>Invoice Date:</b> 05/18/2009	

<b>Previous Balance</b>	<b>-</b>	<b>Payment Received</b>	<b>+</b>	<b>Current Fees</b>	<b>-</b>	<b>Current Payment</b>	<b>=</b>	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$21,095.00		\$21,085.00		\$10.00	On Receipt

**First Billing**

<b>Previous Balance</b>	<b>\$0.00</b>
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Fee Description	Qty	Fee/Deposit Charge
Certificate of Occupancy	1	\$75.00
Building Permit Fee First \$1000	1	\$30.00
Building Permit Fee Add'l \$1000	1	\$20,990.00
		\$21,095.00
<b>Total Current Fees:</b>	<b>+</b>	<b>\$21,095.00</b>
<b>Total Current Payments:</b>	<b>-</b>	<b>\$21,085.00</b>
<b>Amount Due Now:</b>		<b>\$10.00</b>

-----  
Detach and remit with payment

**Bill to:** CRESCENT HEIGHTS LLC  
17 CHESTNUT ST  
PORTLAND, ME 04101

CBL 053 E014001  
**Application No:** 9-0466  
**Invoice Date:** 05/18/2009  
**Invoice No:** 34536  
**Total Amt Due:** \$10.00  
**Payment Amount:**

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
389 Congress Street  
Portland, Maine 04101

**INVOICE FOR PERMIT FEES**

<b>Application No:</b> 9-0466	<b>Applicant:</b> CRESCENT HEIGHTS LLC
<b>Project Name:</b>	<b>Location:</b> 29 CRESCENT ST
<b>CBL:</b> 053 E014001	<b>Development Type:</b>
<b>Invoice Date:</b> 05/18/2009	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	<b>Payment Due Date</b>
\$0.00		\$0.00		\$21,095.00		\$21,085.00		\$10.00	On Receipt

**First Billing**

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Fee Description	Qty	Fee/Deposit Charge
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Detach and remit with payment

**Bill to:** CRESCENT HEIGHTS LLC  
17 CHESTNUT ST  
PORTLAND, ME 04101

CBL 053 E014001  
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**Invoice Date:** 05/18/2009  
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Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

Mark Wilcox - 774-4811

1. Shaft by Elevator - 2 hrs. (4 stories)
2. Shafts -
3. Com CK = Energy Code -
4. STATEMENT of Special Inspections

25 Crescent  
Shafts  
(sect. 5) A5.3  
4 stories  
2 hr.

Hood's

Energy Code  
com CK.

25 Crescent St.

6/1, 6/2 - 6/4

STATEMENT of Spec Inspections - requested 6/2

Geo-tech - Site Class D

A. Erosion Control

B. Remove found. completely.

C. By-Pad - 1. Smooth Bucket

Forward → 2. 6" = crushed Stone / fabric.

3. remove fill add structural fill or Geo piers.

SW Cole.

Rec. 6/4 SW Cole - Spec Insp. - **COND.**

4 = underdrains + perimeter drains.

Don 6/7 Tentative

X

Needs Pre-Con MTG per Phil D. + Planning (req. - Pre-Con. 6/2 Alan Michel)

Rec. 6/4

? 6/4 Quality Assurance plan per sect. 1705 - 1705.2  
? 6/4 Quality Assurance plan " " 1706 - 1706.2



# Certificate of Design Application

From Designer: Winton Scott Architects  
 Date: \_\_\_\_\_  
 Job Name: Crescent Heights  
 Address of Construction: 25 Crescent St.

## 2003 International Building Code

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

\* STRUCTURAL PER IBC 03

Building Code & Year IBC 06 Use Group Classification (s) R-2 Boarding House (Not Transient)  
 Type of Construction IIA

Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_  
 Geotechnical/Soils report required? (See Section 1802.2) COMPLETED

### Structural Design Calculations

COMPLETED Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>MULTIFAMILY -</u>	
<u>PRIVATE ROOMS &amp; CORRIDORS</u>	<u>40 PSF</u>
<u>STAIRS</u>	<u>100 PSF</u>

### Wind loads (1603.1.4, 1609)

\_\_\_\_\_ Design option utilized (1609.1.1, 1609.6)  
100 MPH Basic wind speed (1809.3)  
II, 1.0 Building category and wind importance Factor,  $w$   
table 1604.5, 1609.5)  
B Wind exposure category (1609.4)  
+0.18 Internal pressure coefficient (ASCE 7)  
25 PSF Component and cladding pressures (1609.1.1, 1609.6.2.2)  
17 PSF Main force wind pressures (7603.1.1, 1609.6.2.1)

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

EQUIV FORCE Design option utilized (1614.1)  
I Seismic use group ("Category")  
.371, .150 Spectral response coefficients,  $SD_0$  &  $SD_1$  (1615.1)  
D Site class (1615.1.5)

N/A Live load reduction  
20 PSF Roof live loads (1603.1.2, 1607.11)  
40 PSF + DRIFT Roof snow loads (1603.7.3, 1608)  
60 PSF Ground snow load,  $P_g$  (1608.2)  
40 PSF If  $P_g > 10$  psf, flat-roof snow load  $P_f$   
1.0 If  $P_g > 10$  psf, snow exposure factor,  $E$   
1.0 If  $P_g > 10$  psf, snow load importance factor,  $I_s$   
1.1 Roof thermal factor,  $C_t$  (1608.4)  
N/A Sloped roof snowload,  $P_s$  (1608.4)  
C Seismic design category (1616.3)  
LIGHT-FRAMED SHEAR PANELS Basic seismic force resisting system (1617.6.2)  
6.5 Response modification coefficient,  $R$ , and  
 deflection amplification factor,  $C_d$  (1617.6.2)  
EQUIV FORCE Analysis procedure (1616.6, 1617.5)  
26K Design base shear (1617.4, 1617.5.1)  
**Flood loads (1803.1.6, 1612)**  
N/A Flood Hazard area (1612.3)  
N/A Elevation of structure  
**Other loads**  
N/A Concentrated loads (1607.4)  
N/A Partition loads (1607.5)  
N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7,  
 1607.12, 1607.13, 1610, 1611, 2404)



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



Reviewed  
for Barrier  
Free

# 18328

Sprinkled  
Sprinkler Supervised

**CRESCENT HEIGHTS**

Located at: 22 CRESCENT ST.

**PORTLAND**

Occupancy/Use: HOTEL/MOTEL

**Permission is hereby given to:**

DEVELOPERS COLLABORATIVE

17 CHESTNUT ST.  
PORTLAND, ME 04101

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

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

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

*This permit will expire at midnight on the 7 th of October 2009*

Dated the 8 th day of April A.D. 2009

Commissioner

**Copy-2 Architect**

Comments:

MARK WILCOX  
WINTON SCOTT ARCHITETCS  
5 MILK STREET  
PORTLAND, ME 04101



# New Commercial Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

## One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separations
- Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IECC 2003
- Complete the Accessibility Certificate and The Certificate of Design
- A statement of special inspections as required per the IBC 2003
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal & external plumbing, HVAC and electrical installations.

## Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of  $\geq 1" = 20'$  on paper  $\geq 11" \times 17"$
- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- Location and dimensions of parking areas and driveways, street spaces and building frontage
- Finish floor or sill elevation (based on mean sea level datum)
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Existing and proposed grade contours
- Silt fence (erosion control) locations

**Fire Department requirements.**

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

**For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.**

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost**

**This is not a Permit; you may not commence any work until the Permit is issued.**





# Accessibility Building Code Certificate

Designer: MARK M. WILCOX

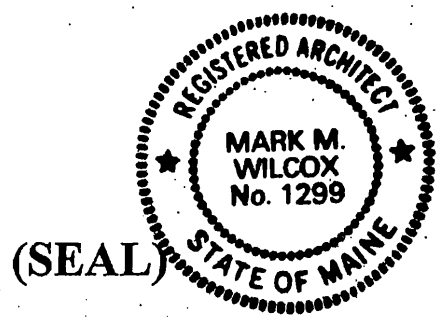
Address of Project: 25 CRESCENT ST

Nature of Project: BOARDING HOUSE

\_\_\_\_\_

\_\_\_\_\_

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: *Mark M. Wilcox*

Title: PRINCIPAL

Firm: WINTON SCOTT ARCHITECTS

Address: 5 MILK ST.  
PORTLAND, ME 04101

Phone: 774-4811 EXT 2#

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



# Certificate of Design

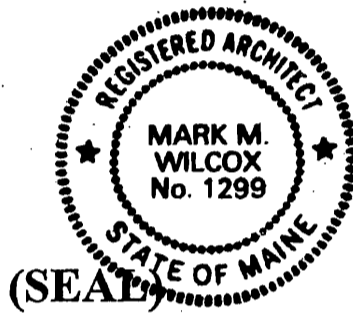
Date: 4.16.09

From: MARK M. WILCOX

These plans and / or specifications covering construction work on:

CRESLENT HEIGHTS

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



Signature: *Mark M. Wilcox*

Title: PRINCIPAL

Firm: WINTON SCOTT ARCHITECTS

Address: 5 MILK ST

PORTLAND, ME 04101

Phone: 724-4811 EXT 2#

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

## ***Fire Department Requirements***

Applicant: Crescent Heights LLC  
c/O Developers Collaborative  
17 Chestnut Street  
Portland, ME 04101  
(207) 772-7673 phone

Architect: Winton Scott Architects, PA  
5 Milk Street  
Portland, ME 04103  
(207)774-4811 phone  
(207) 774-3083 fax  
Pandika Pleqi or Mark Wilcox

Square Footage of Proposed Structure: 19,163 SF, with 4,790.75 SF per floor

Existing & Proposed Fire Protection of Structure:

Wet pipe fire protection system for full building protection with a dry pipe system in areas subject to freezing. Exterior overhangs will have dry pendent or sidewall heads, or glycol-and-water loop.

ATTACHED:

Electrical Plans E1.1-E3.2 detailing detection systems  
Life Safety Plans FC1-9

Planning & Development has one set of plans & specs and a disc with PDF copies.

# B E C K E R

## Statement of Special Inspections

Crescent Heights Apartment Suites  
Portland, Maine  
May 22, 2009

Statement Prepared by  
Structural Engineer of Record  
Becker Structural Engineers, Inc.  
75 York Street  
Portland, ME 04101  
207. 879. 1838

Owner  
Crescent Heights I.L.C.  
17 Chestnut Street, Suite 3  
Portland, ME 04101  
207. 772. 7673

Architect of Record  
Winton Scott Architects  
5 Milk Street  
Portland, ME 04101  
207. 774. 4811

Contractor  
Portland Builders, Inc.  
85 York Street  
Portland, ME 04101  
207. 879. 0118

JUN 1 2009

**Special Inspections – Exhibit A**

Statement of Special Inspections  
List of Agents  
Final Report of Special Inspections  
Special Inspector/Agent Report

### Statement of Special Inspections - Exhibit A

Project: *Crescent Heights Apartment Suites*  
Location: *Portland Maine*  
Owner: *Crescent Heights LLC*

This *Statement of Special Inspections* encompass the following discipline:

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

Design Professional in Responsible Charge: *Paul B. Becker, P.E.*

Firm Name: *Becker Structural Engineers, Portland, ME*

*(Note: Statement of Special Inspections for other disciplines may be included under a separate cover)*

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 Structural Special Inspection Coordinator (SSIC) and the identity of other approved agencies to be retained for conducting these inspections and tests.

The Structural Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Code Official (BCO) and the Structural Registered Design Professional in Responsible Charge (SRDP). 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 Structural 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 Structural Registered Design Professional in Responsible Charge at an interval determined by the SSIC and the BCO.

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 to the BCO 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:  Upon request of Building Official \_\_\_\_\_ or  per attached schedule.

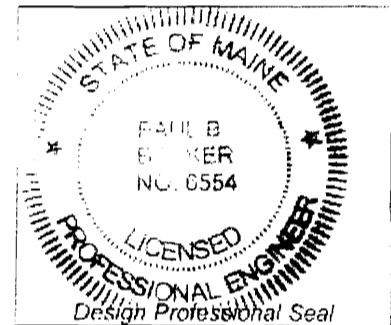
Prepared by:

*Paul B. Becker, P.E.*

(type or print name of the Structural Registered Design Professional in Responsible Charge)

*[Handwritten Signature]*  
Signature

*5-22-09*  
Date



Owner's Authorization:

*[Handwritten Signature]* *6/3/09*  
Signature Date

Building Code Official's Acceptance:

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

Statement of Special Inspections (Continued) - Exhibit A

**List of Agents**

Project: *Crescent Heights Apartment Suites*

Location: *Portland, Maine*

Owner: *Crescent Heights LLC*

This Statement of Special Inspections encompass the following discipline:

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

(Note: Statement of Special Inspections for other disciplines may be included under a separate cover)

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
- Wood Construction
- Spray Fire Resistant Material
- Cold-Formed Steel Framing
- Exterior Insulation and Finish System
- Mechanical & Electrical Systems
- Architectural Systems
- Special Cases

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Structural Special Inspection Coordinator (SSIC)	<i>Becker Structural Engineers (BSE)</i>	<i>75 York Street Portland, ME 04107 (207) 879-1838 info@beckerstructural.com</i>
2. Special Inspector (SI 1)	<i>Becker Structural Engineers (BSE)</i>	<i>75 York Street Portland, ME 04107 (207) 879-1838 info@beckerstructural.com</i>
3. Special Inspector (SI 2)	<i>To Be Determined</i>	
4. Testing Agency (TA 1)	<i>To Be Determined</i>	
5. Testing Agency (TA 2)		
6. Other (O1)		

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.

Statement of Special Inspections (Continued) - Exhibit A

**Final Report of Special Inspections (SSIC/SI 1)**

[To be completed by the Structural Special Inspections Coordinator (SSIC/SI 1) Note that all Agent's Final Reports must be received prior to issuance.]

Project: *Crescent Heights Apartment Suites*

Location: *Portland, Maine*

Owner: *Crescent Heights LLC*

Owner's Address: *17 Chestnut Street, Suite 3  
Portland, Maine 04101*

Architect of Record: *Mark Wilcox*  
*(name)*

*Winton Scott Architects*  
*(firm)*

Structural Registered Design

Professional in Responsible Charge: *Paul B. Becker*  
*(name)*

*Becker Structural Engineers*  
*(firm)*

To the best of my information, knowledge and belief, the Special Inspections required for this project, and itemized in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved other than the following:

Comments:

*(Attach continuation sheets if required to complete the description of corrections.)*

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

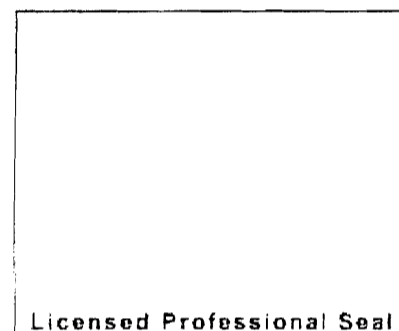
Respectfully submitted,  
Structural Special Inspection Coordinator

\_\_\_\_\_  
(Type or print name)

\_\_\_\_\_  
(Firm Name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date





Statement of Special Inspections (Continued) - Exhibit A  
Special Inspector's/Agent's Final Report

Project: *Crescent Heights Apartment Suites*  
Special Inspector  
or Agent:

*(name)* *(firm)*

Designation: SI-2

To the best of my information, knowledge and belief, the Special Inspections or testing required for this project, and designated for this Inspector/Agent in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved other than the following:

Comments:

*(Attach continuation sheets if required to complete the description of corrections.)*

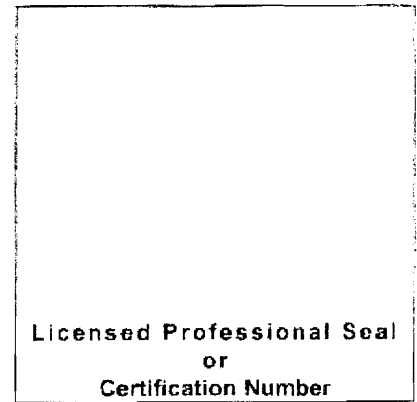
Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,  
Special Inspector or Agent.

\_\_\_\_\_  
(Type or print name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



Statement of Special Inspections (Continued) - Exhibit A  
Special Inspector's/Agent's Final Report

Project: *Crescent Heights Apartment Suites*  
Special Inspector  
or Agent:

\_\_\_\_\_  
(name) (firm)

Designation: TAI

To the best of my information, knowledge and belief, the Special Inspections or testing required for this project, and designated for this Inspector/Agent in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved other than the following:

Comments:

*(Attach continuation sheets if required to complete the description of corrections.)*

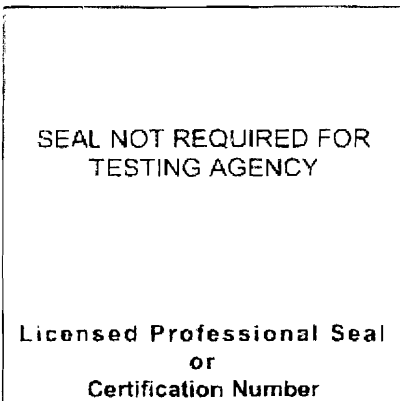
Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,  
Special Inspector or Agent

\_\_\_\_\_  
(Type or print name)

Signature

Date



**Special Inspections – Exhibit B**

Qualifications of Inspectors and Test Agency  
List of Minimum Qualifications  
Schedule of Structural Inspections

## Schedule of Special Inspections - Exhibit B

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### 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/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.
------	---

#### 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

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**Schedule of Special Inspections – Exhibit B**  
**SOILS & FOUNDATION CONSTRUCTION**

©Becker Structural Engineers, Inc. 2005

Project: Crescent Heights Apartment Suites, Portland, ME  
 Date Prepared: 05/22/2009

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	DATE	INITIAL
IBC Section 1704.7, 1704.8, 1704.9							
1. Verify existing soil conditions, fill placement and load bearing requirements							
a. Prior to placement of prepared fill, determine that the site has been prepared in accordance with the approved soils report.	Y	P	IBC 1704.7.1	SI2	PE/GE or EIT		
b. During placement and compaction of fill material, verify material being used and maximum lift thickness comply with the approved soils report.	Y	C	IBC 1704.7.2	SI2	PE/GE or EIT		
c. Test in-place dry density of compacted fill complies with the approved soils report.	Y	P	IBC 1704.7.2	TA1	NICET-ST or NICET-GET		
2. Pile foundations:							
a. Observe and record procedures for static load testing of piles	N	C	IBC 1704.8	SI2	PE/GE or EIT		
b. Observe and record procedures for dynamic load testing of piles.	N	C		SI2	PE/GE or EIT		
c. Record installation of each pile and results of load test. Include cutoff and tip elevations of each pile relative to permanent reference.	N	C		TA1	NICET-GET		
d. Test welded splices of steel piles	N	C	AWS D1.1	TA1	AWS-CWI		
3. Pier foundations: Verify installation of pier foundations for buildings assigned to Seismic Design Category C, D, E or F	N	C	IBC 1704.9	SI2	PE/GE or EIT		
a. Verify pier diameter and length	N	C		SI2	PE/GE or EIT		
b. Verify pier embedment (socket) into bedrock	N	P		SI2	PE/GE or EIT		
c. Verify suitability of end bearing strata	N	P		SI2	PE/GE or EIT		

Soils and Foundations Construction has been reviewed in accordance with sections 1704.7, 8 & 9 of the IBC Code

Special Inspector \_\_\_\_\_

Date \_\_\_\_\_

Page of \_\_\_\_\_

**Schedule of Special Inspections – Exhibit B  
CONCRETE CONSTRUCTION**

©Becker Structural Engineers, Inc. 2005

Project: Crescent Heights Apartment Suites, Portland, ME  
Date Prepared: 05/22/2009

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	DATE	INITIAL
IBC Section 1704.4							
1. Inspection of reinforcing steel, including prestressing tendons, and placement	Y	P	ACI 318: 3.5, 7.1-7.7	SII	PE/SE or EIT		
2. Inspection of reinforcing steel welding in accordance with Table 1704.3, Item 5B	N		Welding of Reinf Not Allowed	TAI	AWS-CWI		
3. Inspect bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased	N	C	IBC 1912.5	SII	PE/SE or EIT		
4. Verifying use of required design mix	Y	P	ACI 318: Ch 4, 5.2-5.4	SII	PE/SE or EIT		
5. At time fresh concrete is sampled to fabricate specimens for strength test, perform slump and air content test and temperature	Y	C	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8	TAI	ACI-CFTI or ACI-STT		
6. Inspection of concrete and shotcrete placement for proper application techniques	Y	C	ACI 318: 5.9, 5.10	SII	PE/SE or EIT		
7. Inspection for maintenance of specified curing temperature and techniques	Y	P	ACI 318: 5.11-5.13	SII	PE/SE or EIT		
8. Inspection of Prestressed Concrete							
a. Application of prestressing force.	N	C	ACI 318: 18.20	SII	PE/SE or EIT		
b. Grouting of bonded prestressing tendons in seismic force resisting system	N	C	ACI 318: 18.18.4	SII	PE/SE or EIT		
9. Erection of precast concrete members	N	P	ACI 318: Ch 16	SII	PE/SE or EIT		
10. Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms beams and structural slabs	N	P	ACI 318: 6.2	TAI	ACI-STT		

Concrete Construction has been reviewed in accordance with section 1704.4 of the IBC Code

Special Inspector \_\_\_\_\_

Date \_\_\_\_\_

Page of \_\_\_\_\_

**Schedule of Special Inspections – Exhibit B  
STEEL CONSTRUCTION**

Project: Crescent Heights Apartment Suites, Portland, ME  
Date Prepared: 05/22/2009

VERIFICATION AND INSPECTION IBC Section 1704.3	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	DATE	INITIAL
1. Material verification of high-strength bolts, nuts and washers:							
a. Identification markings to conform to ASTM standards specified in the approved construction documents	Y	S	Applicable ASTM material specifications: AISC 335, Section A3.4; AISC LRFD, Section A3.3	SII	PE/SE or EIT		
b. Manufacturer's certificate of compliance required.	Y	S		SII	PE/SE or EIT		
2. Inspection of high-strength bolting							
a. Bearing-type connections.	Y	P	AISC LRFD Section M2.5	TA1	AWS/AISC-SSI		
b. Slip-critical connections.	N	C or P (method dependent)	IBC Sect 1704.3.3	TA1	AWS/AISC-SSI		
3. Material verification of structural steel (IBC Sect 1708.4):							
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Y	S	ASTM A 6 or ASTM A 568 IBC Sect 1708.4	SII	PE/SF or EIT		
b. Manufacturers' certified mill test reports.	Y	S	ASTM A 6 or ASTM A 568 IBC Sect 1708.4	SII	PE/SF or EIT		
4. Material verification of weld filler materials:							
a. Identification markings to conform to AWS specification in the approved construction documents.	Y	S	AISC, ASD, Section A3.6; AISC LRFD, Section A3.5	SII	PE/SF or EIT		
b. Manufacturer's certificate of compliance required.	Y	S		SII	PE/SE or EIT		

Steel Construction has been reviewed in accordance with section 1704.3 of the IBC Code

Special Inspector \_\_\_\_\_

Date \_\_\_\_\_

Page of \_\_\_\_\_

**Schedule of Special Inspections – Exhibit B  
STEEL CONSTRUCTION**

**Project: Crescent Heights Apartment Suites, Portland, ME  
Date Prepared: 05/22/2009**

VERIFICATION AND INSPECTION IBC Section 1704.3	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	DATE	INITIAL
5. Submit current AWS D1.1 welder certificate for all field welders who will be welding on this project.	Y	S	AWS D1.1	SII	PE/SE or EIT		
6. Inspection of welding (IBC 1704.3.1): a. Structural steel:							
1) Complete and partial penetration groove welds.	Y	C	AWS D1.1	TAI	AWS-CWI		
2) Multipass fillet welds.	Y	C		TAI	AWS-CWI		
3) Single-pass fillet welds > 5/16"	Y	C		TAI	AWS-CWI		
4) Single-pass fillet welds < 5/16"	Y	P		TAI	AWS-CWI		
5) Floor and Roof deck welds.	N	P		AWS D1.3	TAI	AWS-CWI	
b. Reinforcing steel (IBC Sect 1903.5.2):							
1) Verification of weldability of reinforcing steel other than ASTM A706.	N		Welding of Reinforcement not permitted	N/A			
2) Reinforcing steel-resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special reinforced concrete shear walls and shear reinforcement.	N	C	AWS D1.4 ACI 318: 3.5.2	TAI	AWS-CWI		
3) Shear reinforcement.	N	C		TAI	AWS-CWI		
4) Other reinforcing steel.	N	P		TAI	AWS-CWI		
7. Inspection of steel frame joint details for compliance (IBC Sect 1704.3.2) with approved construction documents:							
a. Details such as bracing and stiffening.	Y	P		SII	PE/SE or EIT		
b. Member locations	Y	P		SII	PE/SE or EIT		
c. Application of joint details at each connection.	Y	P		SII	PE/SE or EIT		

Steel Construction has been reviewed in accordance with section 1704.3 of the IBC Code

Special Inspector \_\_\_\_\_

Date \_\_\_\_\_

Page of \_\_\_\_\_



**Schedule of Special Inspection Services – Exhibit B**  
**FABRICATION AND IMPLEMENTATION PROCEDURES – STRUCTURAL STEEL**

©Becker Structural Engineers, Inc. 2005

**Project:** Crescent Heights Apartment Suites, Portland, ME  
**Date Prepared:** 05/22/2009

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	DATE	INITIAL
<b>IBC Section 1704.2</b>							
1. Fabrication Procedures: Review of fabricator's written procedural and quality control manuals and periodic auditing of fabrication practices by an approved special inspection agency. At the completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents. -OR- 2. AISC Certification	Y	S	Fabricator shall submit one of the two qualifications	SII	PE/SE or EIT		
3. At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents.	Y	S	IBC 1704.2.2	SII	PE/SE or EIT		

Fabricator Qualifications have been reviewed in accordance with section 1704.2 of the IBC Code		
Special Inspector _____	Date _____	Page of _____

**Special Inspections – Exhibit C**

Quality Assurance for Seismic Resistance Seismic Checklist  
Quality Assurance for Seismic Resistance Wind Checklist  
Schedule of Inspections

**(Note: participation of Architect, Mechanical Engineer,  
and Electrical Engineer of Record will be required  
to complete Exhibit C)**

**Schedule of Special Inspections – Exhibit C**  
**SEISMIC RESISTANCE - STRUCTURAL**

©Becker Structural Engineers, Inc. 2005

Project: Crescent Heights Apartment Suites, Portland, ME  
 Date Prepared: 05/22/2009

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	DATE	INITIAL
IBC Section 1707							
1. Special inspections for seismic resistance. Special inspection as specified in this section is required for the following:			Seismic Design Category: D				
a. The seismic-force-resisting systems in structures assigned to Seismic Design Category C, D, E or F	Y	P	IBC 1707.1	SH	PE, SE or EIT		
2. Structural steel: Continuous special inspection for structural welding in accordance with AISC 341.	N	P	IBC 1707.2	TAI	AWS-CWI		
3. Structural wood:							
a. Continuous special inspection during field gluing operations of elements of the seismic-force-resisting system.	N	C	IBC 1707.3	SH	PE, SE or EIT		
b. Periodic special inspections for nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system, including drag struts, braces and hold-downs	Y	P	IBC 1707.3	SH	PE, SE or EIT		
4. Cold-formed steel framing: Periodic special inspections during welding operations of elements of the seismic-force-resisting system. Periodic special inspections for screw attachment, bolting, anchoring and other fastening of components within the seismic-force-resisting system, including struts, braces, and hold-downs	N	N	CFSF for this project not part of the primary seismic-force resisting system				
4. Seismic isolation system. Provide periodic special inspection during the fabrication and installation of isolator units and energy dissipation devices if used as part of the seismic isolation system	N	N	IBC 1707.8 Seismic isolators not used				

**Quality Assurance Plan – Exhibit C**

**QUALITY ASSURANCE FOR WIND REQUIREMENTS CHECK LIST [IBC 1706]**

Project: Crescent Heights Apartment Suites, Portland, ME

Date Prepared: 05/22/2009

**SEISMIC DESIGN CATEGORY:**

<b>QUALITY ASSURANCE PLAN REQUIREMENTS</b>	
(A Quality Assurance Plan, enacted through the Special Inspections requirements for this project, are in place for the following systems)	
<b><input checked="" type="checkbox"/> FOR SEISMIC DESIGN CATEGORY C OR HIGHER:</b>	
<b>Structural:</b> <input checked="" type="checkbox"/> The seismic-force-resisting systems <input type="checkbox"/> Steel Braced Frames and associated connections/anchorage <input type="checkbox"/> Steel Moment Frames and associated connections <input checked="" type="checkbox"/> Shear walls <input checked="" type="checkbox"/> CMU <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Diaphragms <input checked="" type="checkbox"/> Floor <input checked="" type="checkbox"/> Roof <input type="checkbox"/> Other:	SER
<b>Mechanical/Piping:</b> <input type="checkbox"/> Heating, ventilating and air-conditioning (HVAC) ductwork containing hazardous materials and anchorage of such ductwork <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Piping systems and mechanical units containing flammable, combustible or highly toxic materials <input type="checkbox"/> Material: <input type="checkbox"/> Material:	MER
<b>Electrical:</b> <input type="checkbox"/> Anchorage of electrical equipment used for emergency or standby power systems <input type="checkbox"/> Equipment: <input type="checkbox"/> Equipment: <input type="checkbox"/> Equipment:	EER
<b><input type="checkbox"/> ADDITIONAL SYSTEMS FOR SEISMIC DESIGN CATEGORY D OR HIGHER:</b>	
<b>Architectural:</b> <input type="checkbox"/> Exterior wall panels and their anchorage <input type="checkbox"/> Precast Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Stone: <input type="checkbox"/> Other: <input type="checkbox"/> Suspended ceiling systems and their anchorage <input type="checkbox"/> Access floors and their anchorage <input type="checkbox"/> Steel storage racks and their anchorage <input type="checkbox"/> Retail Storage Racks <input type="checkbox"/> High Density Files <input type="checkbox"/> Other: <input type="checkbox"/> Life-safety component required to function after an earthquake: <input type="checkbox"/> Engineered Egress Stairs <input type="checkbox"/> Fire Protection Sprinkler System <input type="checkbox"/> Other: <input type="checkbox"/> Other: <input type="checkbox"/> Other:	RAR
<b><input type="checkbox"/> ADDITIONAL SYSTEMS FOR SEISMIC DESIGN CATEGORY D OR HIGHER:</b>	
<b>Electrical:</b> <input type="checkbox"/> Electrical equipment	EER

Structural Engineer of Record (SER):	Registered Architect of Record (RAR):
Signature _____ Date _____ Mechanical Engineer of Record (MER):	Signature _____ Date _____ Electrical Engineer of Record (EER):
Signature _____ Date _____ Building Code Official's Acceptance:	Signature _____ Date _____
Signature _____ Date _____	

QUALITY ASSURANCE FOR WIND REQUIREMENTS CHECK LIST [IBC 1706]

Project: Crescent Heights Apartment Suites, Portland, ME

Date Prepared: 05/22/2009

Wind Exposure: B

REQUIRED	NOT REQUIRED	NOT APPLICABLE	QUALITY ASSURANCE PLAN REQUIREMENTS (A Quality Assurance Plan is required where indicated below)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In wind exposure Categories A and B, where the 3-second-gust basic wind speed is 120 miles per hour (mph) (52.8 m/sec) or greater.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	In wind exposure Categories C and D, where the 3-second-gust basic wind speed is 110 mph (49 m/sec) or greater.

Prepared by:

Building Code Official's Acceptance:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Special Inspections – Exhibit D**

Contractor's Statement of Responsibility  
Fabricator's Certificate of Compliance

# Contractor's Statement of Responsibility –Exhibit D

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Each contractor responsible for the construction or fabrication of a system or component designated in the Quality Assurance Plan must submit a Statement of Responsibility. Make additional copies of this form as required.

Project:

Contractor's Name:

Address:

License No.:

Description of designated building systems and components included in the Statement of Responsibility:

## Contractor's Acknowledgment of Special Requirements

I hereby acknowledge that I have received, read, and understand the Quality Assurance Plan and Special Inspection program.

I hereby acknowledge that control will be exercised to obtain conformance with the construction documents approved by the Building Official.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## Contractor's Provisions for Quality Control

Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of reports is attached to this Statement.

Identification and qualifications of the person(s) exercising such control and their position(s) in the organization are attached to this Statement.

# Fabricator's Certificate of Compliance – Exhibit D

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Each approved fabricator that is exempt from Special Inspection of shop fabrication and implementation procedures per section 1704.2 of the International Building Code must submit a *Fabricator's Certificate of Compliance* at the completion of fabrication.

Project:

Fabricator's Name:

Address:

Certification or Approval Agency:

Certification Number:

Date of Last Audit or Approval:

Description of structural members and assemblies that have been fabricated:

I hereby certify that items described above were fabricated in strict accordance with the approved construction documents.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

Attach copies of fabricator's certification or building code evaluation service report and fabricator's quality control manual



**End of Statement of Special Inspections**

Applicant: ~~25~~ Crescent St Apt  
Address: 2529 Crescent St. -

Date: 9/22/08 / Revised 9/30/08  
C-B-L: 53-E-14+

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-6

Interior or corner lot - 1

Proposed Use/Work - Demo 29 & 25 & 15 - rebuild Lodging house

Sewage Disposal - ? City legal A-DH

Lot Street Frontage - 40' min

Front Yard - 10' min or average - show 4.75'

Rear Yard - 20' min - 20' + bay show

Side Yard - 4 stories - 12' req -

Projections -

Width of Lot - 50' min

Height - No scaled drawings - There is a height

Lot Area - 4500 sq ft - given New lots 13,527

Lot Coverage Impervious Surface - see other side

Area per Family - 1100 sq ft - has 13,527

Off-street Parking - NO parking submitted - 11 units = 22 + 1 = 23 pkgs spc

Loading Bays - N/A

Site Plan - #2008-0140

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel B - Zone C

Housing Replacement path submitted - Now submitted something

Received minimum open space ratio - see other side

Revised 9/30/08

up to Planning to decide

see other side

yes

125.0  
98.6  
124.8  
115.6  
114.4  
100.2

678.6' ÷ 6 = 113.1' av. grade

1st 3,000 = 3000

1200 x 8 = 9,600

12,600

1100 sq ft - has 13,527

11 units = 22 + 1 = 23 pkgs spc

case shows 44 pkgs spc

see other side

see other side

see other side

see other side

see other side

see other side

see other side

Elmwood Lane → B Du & SRU  
Now 44 Rooming House  
four story  
build me  
11 DU  
with 44 B1  
revised 9/30/08  
units over  
(44 B1)  
yes

Rebuild Lodging house  
LEGAL  
→ 80 DU  
1 DU  
5 RMU  
particular  
21' + 0' min = 21' - 21' 1/2'

up to Planning to decide  
Now submitted something  
see other side

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**MEMORANDUM**

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2008-0140

**Date:** 11/25/2008

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A review of the most recent plans received on 11/19/08 shows that the proposal for a new lodging house with 44 rooming units to be compliant with the R-6 underlying zone, including but not limited to height, setbacks, parking (within approx 50'), open space ratio and lot coverage.

Marge Schmuckal  
Zoning Administrator

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**MEMORANDUM**

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2008-0140

**Date:** 9/22/2008

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A review of the site plan application with Barbara results in further questions. This project is located within the R-6 Zone. If the sewer is going to be removed, there is no documentation that no one else uses this sewer. How will utilities (sewer) access the new site? The land area per dwelling unit just misses the lot size requirements. For 12 dwelling units 13,800 sq ft is required, but the lot size given is 13,527 sq ft. I am uncertain as to whether the lot size of 15 Crescent Street has been added in 25-29 Crescent St project.

The application states that parking spaces will be available at the hospital parking garage. No information such as leases have been submitted. There is also no plan showing how far away those leased spaces are to determine whether the zoning ordinance is being met.

No scaled drawings are being given to determine whether height requirements and required setbacks are being met. The front setback is shown to be 4' where the R-6 Zone requires a minimum of 10' or an average of the setbacks on either side of the property (no such information has been submitted to determine the average- it will be required).

Barbara to set-up a meeting with applicant.

Marge Schmuckal  
Zoning Administrator

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**MEMORANDUM**

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2008-0140

**Date:** 1/13/2009

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Planning staff wanted to know the specifics of the height of the building. R-6 Zone has a maximum building height of 45 feet. The information submitted showed that the average grade abutting the proposed building will be 113.1 feet. The height shown to the top of the highest structural roof beam is 156.5 feet. Thus resulting in the given height of 43.4 feet for the proposed structure which is under the maximum allowance of 45 feet.

Marge Schmuckal  
Zoning Administrator

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**MEMORANDUM**

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2008-0140

**Date:** 11/25/2008

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A review of the most recent plans received on 11/19/08 shows that the proposal for a new lodging house with 44 rooming units to be compliant with the R-6 underlying zone, including but not limited to height, setbacks, parking (within approx 50'), open space ratio and lot coverage.

I have not seen any references to HVAC equipment. Where will they be located - on the roof or on the ground? What will be the noise levels generated from them? Although there are no specific maximum noise requirements within the R-6 Zone, staff does try to mitigate any loud noises that may be a future problem.

Marge Schmuckal  
Zoning Administrator

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**MEMORANDUM**

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2008-0140

**Date:** 1/23/2009

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The most recent submittal dated Jan 16, 2009 shows no significant changes. Zoning has been met. Separate permits are required for the new construction.

Marge Schmuckal  
Zoning Administrator

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

10/1/08  
2008-0140

**Crescent St. Apts. C/O Developers Collab**  
Applicant  
**17 Chestnut Street, Portland, ME 04101**  
Applicant's Mailing Address

Application I. D. Number  
**9/22/2008**  
Application Date  
**Crescent Street Apartments**  
Project Name/Description

Consultant/Agent  
**44 Rooms**  
Applicant Ph: (207) 772-7673 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

**29 - 29 Crescent St, Portland, Maine**  
Address of Proposed Site  
**053 E014001**  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Apt **0**  Condo **0**  Other (specify) \_\_\_\_\_  
 Proposed Building square Feet or # of Units **13527** Acreage of Site **0** Proposed Total Disturbed Area of the Site **0** Zoning **R6**

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

Fees Paid: Site Plan **\$500.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date **9/22/2008**

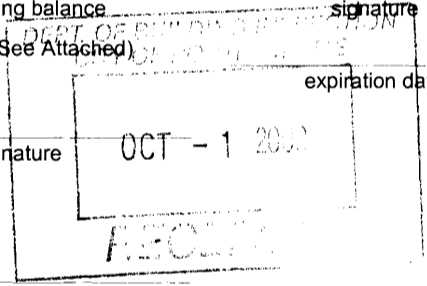
**Zoning Approval Status:** Reviewer **Margie S. - Insp.**  
 Approved  Approved w/Conditions See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	date _____	amount _____	expiration date _____
<input type="checkbox"/> Inspection Fee Paid	date _____	amount _____	
<input type="checkbox"/> Building Permit Issue	date _____		
<input type="checkbox"/> Performance Guarantee Reduced	date _____	remaining balance _____	signature _____
<input type="checkbox"/> Temporary Certificate of Occupancy	date _____	<input type="checkbox"/> Conditions (See Attached)	expiration date _____
<input type="checkbox"/> Final Inspection	date _____	signature _____	
<input type="checkbox"/> Certificate Of Occupancy	date _____		
<input type="checkbox"/> Performance Guarantee Released	date _____	signature _____	
<input type="checkbox"/> Defect Guarantee Submitted	submitted date _____	amount _____	expiration date _____
<input type="checkbox"/> Defect Guarantee Released	date _____	signature _____	







Planning & Urban Development Department  
Penny St. Louis Littel, Director

Planning Division  
Alexander Jaegerman, Director

Crescent Heights  
c/o Developer's Collaborative  
17 Chestnut Street  
Portland, ME 04101

Stephen R. Bushey, P.E.  
DeLuca-Hoffman Associates, Inc.  
778 Main Street, Suite 8  
South Portland, ME 04106

RE: Crescent Heights  
Application ID # 2008-0140  
CBL: 053 E014001

Date January 29, 2009

Dear Mr. Kevin Bunker,

On January 27, 2009, the Portland Planning Board considered the proposal for Crescent Heights, a lodging house with 44 rooming units with a total of 19,520 sq. ft. to replace the proposed demolition of residential buildings at 15, 25 and 29 Crescent Street. The Planning Board found that the proposal meets the City's Housing Replacement Ordinance and is in conformance with the standards of Portland's Site Plan Ordinance and technical standards with specific waivers and conditions. The Planning Board voted unanimously (4-0, Hall, Odokara absent and Silk, recused) on the following motions.

#### Housing Replacement

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in Planning Report #2-09 relevant to standards for Portland's Housing Replacement Ordinance and the testimony presented at the Planning Board hearing:

The Planning Board finds the proposed project meets the standards of Section 14-483, Preservation and Replacement of Housing Units.

#### Waivers

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report #2-09 relevant to the Portland's Technical and Design Standards and other regulations, and the testimony presented at the Planning Board hearing:

- The Planning Board waives Technical Standards, Section III B.a. and III B.b. which require a 12 foot wide driveway for single access and a twenty (20) foot separation between driveways Crescent Street as shown on the Site Layout Plan Attachment F.8, subject to the condition that the applicant verify with additional turning movement information that

C:\PLAN Dev Rev Crescent St - 25-29 Crescent Heights\Planning Board Approval Letter 1-29-09.doc

backing maneuver by a truck can be accomplished.

- The Planning Board waives Technical Standards, Section XV, 4.D, to allow a light level of 0.4 at the westerly property boundary.

#### **Site Plan Ordinance**

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 2 -09, relevant to the Site Plan Ordinance and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions of approval:

1. The applicant shall submit a copy of the signed lease for the parking spaces in the Maine Medical Parking Garage prior to the issuance of building permit and that the applicant shall notify the City Planning Authority in the event the lease terminates.
2. The applicant shall obtain a Seal Drain Permit from the Department of Public Services prior to the issuance of a demolition permit. The sewer laterals shall be sealed outside of the building and inspected prior to the building demolition and the unused sewer laterals shall be sealed and inspected at the sewer main.
3. The Department of Public Services supports retaining the curb cut at 15 Crescent Street with the condition that the applicant shall install a fence or other barrier to be placed along the back side of the sidewalk in order to prohibit vehicles from entering the site. The plans for the barrier shall be submitted for review and approval by the Planning Authority prior to the issuance of a building permit.
4. If icing of the Congress Street sidewalk occurs due to the drainage from the proposed foundation drain as determined by the Department of Public Services, the applicant shall submit an amended plan for review and approval by the Planning Authority and the Department of Public Services. The plan shall mitigate the drainage problem by means of a drywell or other acceptable measures and connect the foundation drain into the existing storm drain system within Congress Street. The estimated cost of potential mitigation measures shall be included within the performance guarantee for the project and shall be held for one year after issuance of a certificate of occupancy.
5. The applicant shall revise the lighting plan to meet the City's Technical standard for Light Trespass (Section XV, 4. D) along the easterly property boundary prior to the issuance of a building permit.
6. The applicant shall meet the conditions of Captain Gregory Cass, Fire Department, contained in his memo (Attachment 13).
7. The applicant shall substitute a solid dark color fence, if available for the white PVC fence proposed to enclose the waste receptacle and shall submit the details for the Planning Authority's review and approval prior to the issuance of a building permit. Planning Authority may approve the white PVC fence, if an acceptable dark color fence is unavailable.

8. The applicant shall install additional landscaping as recommended in the review by Jeff Tarling, City Arborist, dated January 23, 2009 and shall be included in the performance guarantee.
9. Subject to the City Council's approval of the substitute material of blue stone for the seating area in the City's right-of-way, the applicant shall submit a maintenance agreement for the seating area and the landscaped areas within the City right-of-way for review and approval by Portland's Associate Corporation Counsel.
10. The applicant shall submit final exterior materials for review and approval by the Planning Authority prior to the issuance of a building permit.

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

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of a building permit, street opening permit or certificate of occupancy for site plans.
4. 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.
5. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the

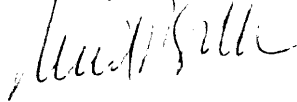
contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

8. 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.)

Philip DiPiero, 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 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 Barbara Barhydt, Development Review Services Manager at (207) 874-8699.

Sincerely,



David Silk, Chair  
Portland Planning Board

Attachments:

1. (applicable staff memo's)
2. Planning Board Report
3. Performance Guarantee Packet

**Electronic Distribution:**

Penny St. Louis Littell, Director of Planning and Urban Development  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Philip DiPiero, Development Review Coordinator  
Marge Schmackal, Zoning Administrator  
Lammie Manson, Inspections Division Director  
Lisa Danforth, Administrative Assistant  
Michael Bobinsky, Public Services Director  
Kathi Farley, Public Services  
Bill Clark, Public Services  
David Margolis-Pineo, Deputy City Engineer  
Jane Ward, Public Services  
**Keith Gautreau, Fire**  
Jeff Farling, City Arborist  
Lion Enrico, Wilbur Smith Consulting Engineers  
Dan Goyette, Woodard & Curran  
Assessor's Office  
Approval Letter File  
**Hard Copy** Project File