

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BU **PERMIT** ICTION

Permit Number: 090549

Please Read Application And Notes, If Any, Attached

This is to certify that CRESCENT HEIGHTS LLC Portland Building, Inc.
has permission to FOUNDATION ONLY connected w/ permit #0904
AT 25 CRESCENT 053 E003001

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 lath or other work is used-in. 2 HO 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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Christy M. 6/2/09
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: 09-0549 | Issue Date: 6/8/09 | CBL: 053 E003001 |
|-----------------------|-----------------------|---------------------|

| | | | |
|---|--|--|-----------------------------|
| Location of Construction: 25 CRESCENT | 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: Foundation Only/Commercial | Zone: R-6 |

| | | | | |
|---|---|--|--|---------------------------|
| Past Use: Vacant Land Connected w/ permit# 090472 | Proposed Use: Vacant Land Connected w/ permit# 090472 - FOUNDATION ONLY connected w/ permit #090472 | Permit Fee: | Cost of Work: \$0.00 | CEO District: 2 |
| Proposed Project Description: FOUNDATION ONLY connected w/ permit #090472 | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R-2 Type: 5A IBC-2003 Signature: [Signature] Date: 6/8/09 | |
| | | 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: Ldobson | Date Applied For: 06/03/2009 | Zoning Approval | | |
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. | Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2008-0140 Major <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 6/4/09 | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: | Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: | |

CERTIFICATION

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

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

City of Portland, Maine - Building or Use Permit

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 09-0549 | Date Applied For: 06/03/2009 | CBL: 053 E003001 |
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| Business Name: | Contractor Name: Portland Builders, Inc. | Contractor Address: P.O. Box 4902 Portland | Phone (207) 879-0118 |
| Lessee/Buyer's Name | Phone: | Permit Type: Foundation Only/Commercial | |

| | |
|---|---|
| Proposed Use: Vacant Land Connected w/ permit# 090472 - FOUNDATION ONLY connected w/ permit #090472 | Proposed Project Description: FOUNDATION ONLY connected w/ permit #090472 |
|---|---|

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/04/2009
Note: **Ok to Issue:**
1) All conditions listed on permit #09-0472 are still in force on this permit also.
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 06/08/2009
Note: **Ok to Issue:**
1) All special inspection reports must be submitted to this office for review within 48 hours of the inspection. A final special inspection report must be submitted prior to issuance of a certificate of occupancy. This report must demonstrate any deficiencies and corrective measures that were taken.
2) The disposal of mixed construction debris must be handled based on the agreement with the Department of Public Services
3) The owner and builder agree to submit a statement from a licensed surveyor PRIOR to placement of backfill stating the location of the structure is compliant with the City of Portland required setbacks.

Comments:
6/3/2009-Ldobson: Permit fee's associated w/ original permit #090472

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 6/8/2009 12:31:56 PM
Subject: Crescent Heights, Cresent Street - Site Plan #2008-0140

Hi all, this project meets the minimum site plan requirements for the issuance of the building permit. See UI for sign off, review and approval comments section.

Thanks.

Phil

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-fall - 1. smooth bucket

2. 6" = crushed stone / fabric.

3. remove fill and structural fill or Geo piers.

SW Cole
Rec. 6/4

SW Cole - Spec. Insp. - **COND.**

4" underdrains + perimeter drains

Mon 6/2
Tentative

X Needs Pre-Con MTG per Phil D. + Planning (req. - Pre-Con. Guarantee's and Conditions of Approval. 6/2 Alan Nicol)

Rec 6/4

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

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 - } Copies -
S-1.1 - }

Statement of Special Inspector
+
List of Special Inspectors

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

INVOICE FOR PERMIT FEES

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

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

First Billing

| | |
|-------------------------|---------------|
| Previous Balance | \$0.00 |
|-------------------------|---------------|

| 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 |
| | | Total Current Fees: + \$21,095.00 |
| | | Total Current Payments: - \$21,085.00 |
| | | Amount Due Now: \$10.00 |

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

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

First Billing

| | |
|-------------------------|---------------|
| Previous Balance | \$0.00 |
|-------------------------|---------------|

| 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 |
| | Total Current Fees: | + \$21,095.00 |
| | Total Current Payments: | - \$21,085.00 |
| | Amount Due Now: | \$10.00 |

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PORTLAND, ME 04101

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



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, 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.



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 IV*

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 |
|---------------------------|-------------|
| * MULTI-FAMILY - | |
| PRIVATE ROOMS & CORRIDORS | 40 PSF |
| * STAIRS | 100 PSF |

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_b 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, S_D & S_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, C_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)



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



Certificate of Design

Date: 4.16.09

From: MARK M. WILCOX

These plans and / or specifications covering construction work on:

CRESSENT 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: 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

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.

Applicant: ~~25~~ Crescent St APT
Address: 25 & 29 Crescent St.

Date: 9/22/09 / 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
Average front - 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 - 4,500 sq ft - given New lots 13,527

Lot Coverage Impervious Surface - see other side

Area per Family - 11,000 min - has 13,527

Off-street Parking - NO parking submitted - 11 units = 22 + 1 for 6 = 23 pkgs SPC

Loading Bays - N/A

Site Plan - #2008-0140

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 13 - Zone C

Housing Replacement parking submitted - Now submitted something

Elmwood Lane → B Du & SRU, House four story
Now 44 Room
11 DU with 44 BDR
Revised 9/30/08
DU units over (4420)
Part of 2' + 0' min = 2' - 2' 1/2'
5 Rm
Average grade - show allowed
No - up materials
yes
678.6' ÷ 6 = 113.1' av. grade
1st 3,000 ≠ 3000
1200 x 8 = 9,600
for 11 DU = 12,600
125.0
98.6
124.8
115.6
114.4
100.2

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0140

Date: 11/25/2008

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

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0140

Date: 9/22/2008

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

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0140

Date: 1/13/2009

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

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0140

Date: 11/25/2008

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

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0140

Date: 1/23/2009

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

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

Lodging House
44 Rooms

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

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

Now 44 BD Rooms
Lodging House

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

Zoning Approval Status:

- Approved Approved w/Conditions See Attached Denied

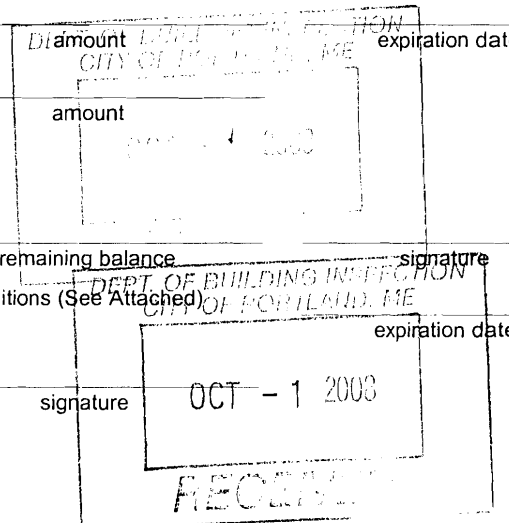
Reviewer *Marg S. - Insp.*

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 _____ | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid | _____ date _____ | _____ amount _____ |
| <input type="checkbox"/> Building Permit Issue | _____ date _____ | _____ remaining balance _____ |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ date _____ | _____ 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 _____ | _____ signature _____ |
| <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 _____ |



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 LLC
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

MAY 27 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.

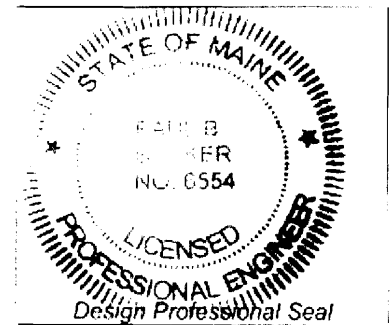
Prepared by:

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
- Architectural
- Mechanical/Electrical/Plumbing
- 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* *Winton Scott Architects*
(name) *(firm)*

Structural Registered Design
Professional in Responsible Charge: *Paul B. Becker* *Becker Structural Engineers*
(name) *(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.

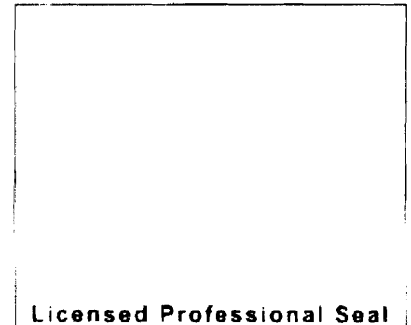
Respectfully submitted,
Structural Special Inspection Coordinator

(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.)

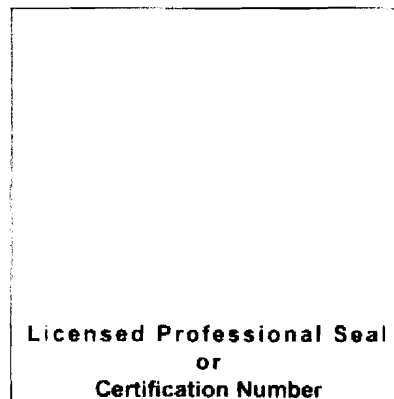
Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

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: IAI

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

SEAL NOT REQUIRED FOR
TESTING AGENCY

Licensed Professional Seal
or
Certification Number

Special Inspections – Exhibit B

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

Schedule of Special Inspections - Exhibit B

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 |
|----------|----------------------------|

Other

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-GFT | | |
| 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-CFTT 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 | Y/N | EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE | COMMENTS | AGENT | AGENT QUALIFICATION | DATE | INITIAL |
|---|-----|--|--|-------|------------------------|------|---------|
| IBC Section 1704.3 | | | | | | | |
| 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 | SI | PE/SE or EIT | | |
| b. Manufacturer's certificate of compliance required. | Y | S | | SI | 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 | SI | PE/SE or EIT | | |
| b. Manufacturers' certified mill test reports. | Y | S | ASTM A 6 or ASTM A 568 IBC Sect 1708.4 | SI | PE/SE 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 | SI | PE/SE or EIT | | |
| b. Manufacturer's certificate of compliance required. | Y | S | | SI | 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 | SH | 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 | TA1 | AWS-CWI | | |
| 2) Multipass fillet welds. | Y | C | | TA1 | AWS-CWI | | |
| 3) Single-pass fillet welds > 5/16" | Y | C | | TA1 | AWS-CWI | | |
| 4) Single-pass fillet welds ≤ 5/16" | Y | P | | TA1 | AWS-CWI | | |
| 5) Floor and Roof deck welds. | N | P | | AWS D1.3 | TA1 | 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 | TA1 | AWS-CWI | | |
| 3) Shear reinforcement. | N | C | | TA1 | AWS-CWI | | |
| 4) Other reinforcing steel. | N | P | | TA1 | 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 | | SH | PE SE or EIT | | |
| b. Member locations | Y | P | | SH | PE SE or EIT | | |
| c. Application of joint details at each connection. | Y | P | | SH | 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 |
|---|-----|--|---|-------|------------------------|------|---------|
| IBC Section 1704.2 | | | | | | | |
| 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 | | |

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 | | | | |

Structural Seismic Resistance has been reviewed in accordance with section 1707 of the IBC Code

Special Inspector _____

Date _____

QUALITY ASSURANCE FOR WIND REQUIREMENTS CHECK LIST [IBC 1706]

Project: Crescent Heights Apartment Suites, Portland, ME

Date Prepared: 05/22/2009

SEISMIC DESIGN CATEGORY:

| QUALITY ASSURANCE PLAN REQUIREMENTS | |
|--|-----|
| (A Quality Assurance Plan, enacted through the Special Inspections requirements for this project, are in place for the following systems) | |
| <input checked="" type="checkbox"/> FOR SEISMIC DESIGN CATEGORY C OR HIGHER: | |
| Structural: <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 |
| Mechanical/Piping: <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 |
| Electrical: <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 |
| <input type="checkbox"/> ADDITIONAL SYSTEMS FOR SEISMIC DESIGN CATEGORY D OR HIGHER: | |
| Architectural: <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 |
| <input type="checkbox"/> ADDITIONAL SYSTEMS FOR SEISMIC DESIGN CATEGORY D OR HIGHER: | |
| Electrical: <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 <i>m/sec</i>) 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 <i>m/sec</i>) 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

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

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