

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Read
Location And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 070938

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

This is to certify that MJH - PORT LLC /Sheridan Corporation
has permission to Build new Hammond Lumber w/ 15,400 sq ft of retail space & 44,431 sq ft warehouse
AT 300 RIVERSIDE ST C 316 A001001

OCT 29 2007

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 when permission is procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CEG WMS
Health Dept. _____
Appeal Board _____
Other _____
Department Name

10/25/07
[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: 07-0938	Issue Date:	CBL: 316 A001001
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Location of Construction: 300 RIVERSIDE ST	Owner Name: MJH - PORT LLC	Owner Address: PO BOX 500	Phone:
Business Name: Hammond Lumber Company	Contractor Name: Sheridan Corporation	Contractor Address: PO Box 359 Fairfield	Phone 2074539311
Lessee/Buyer's Name Michael Hammond	Phone: 207-495-3303	Permit Type: Commercial	Zone: B-A

Past Use: vacant Land	Proposed Use: Commercial - Hammond Lumber Co - Build new Hammond Lumber Co w/ 15,480 sq ft of retail space & 44,431 sq ft warehouse	Permit Fee: \$33,095.00	Cost of Work: \$3,300,000.00	CEO District: 5
Proposed Project Description: Build new Hammond Lumber Co w/ 15,480 sq ft of retail space & 44,431 sq ft warehouse <i>foundation under # 316-A-0013 # 07-09993</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>M/SI</i> Type: <i>2B</i> <i>10/25/07</i>	
		Signature: <i>Greg Gass</i>	Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 08/03/2007	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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	Zoning Appeal	Historic Preservation
Shoreland <i>N/A</i>	Variance	<input checked="" type="checkbox"/> Not in District or Landmark
Wetland <i>N/A</i>	Miscellaneous	<input type="checkbox"/> Does Not Require Review
Flood Zone <i>Panel 6 zone X</i>	Conditional Use	<input type="checkbox"/> Requires Review
Subdivision	Interpretation	<input type="checkbox"/> Approved
<input checked="" type="checkbox"/> Site Plan <i>#2004-022</i>	Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	Denied	<input type="checkbox"/> Denied
Date: <i>9/21/07</i>	Date: _____	Date: _____

29

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

From: Marge Schmuckal
To: Jean Fraser
Date: 1/18/2007 9:28:51 AM
Subject: Re: Hammond Lumber (workshop)

I'm sorry that you do not appreciate my brevity. Parking is not my issue. This project is over 50,000 sq. ft and falls under PB determination for parking.

Marge

>>> Jean Fraser 1/17/2007 5:24:30 PM >>>

Marge,

Hammond Lumber- 300 Riverside St. proposed retail and lumber (drive thru) warehouse)

I forgot to ask you at Dev Rev if you could send an e-mail (urgent as this is a Workshop next week and I am finalizing the attachments now):

1. confirming that it meets B-4 in terms of setbacks etc (yes, I have seen your comment in UI but it is very general)
2. Confirming what parking requirement is required by zoning (the applicant says that 105 would be required by zoning and they have provided 85)- it might be helpful to separate out the parking requirements by the use eg retail and lumber warehouse

Hope thats OK
thanks
Jean

From: Jean Fraser
To: Schmuckal, Marge
Date: 1/17/2007 5:24:31 PM
Subject: Hammond Lumber (workshop)

Marge,

Hammond Lumber- 300 Riverside St. proposed retail and lumber (drive thru) warehouse)

I forgot to ask you at Dev Rev if you could send an e-mail (urgent as this is a Workshop next week and I am finalizing the attachments now):

1. confirming that it meets B-4 in terms of setbacks etc (yes, I have seen your comment in UI but it is very general)
2. Confirming what parking requirement is required by zoning (the applicant says that 105 would be required by zoning and they have provided 85)- it might be helpful to separate out the parking requirements by the use eg retail and lumber warehouse

Hope thats OK
thanks
Jean

From: Marge Schmuckal
To: Jean Fraser
Date: 8/13/2007 3:19:35 PM
Subject: Re: Hammond Lumber Building Permit

If you could stop down and stamp them, that would be great - then I will forward this project on to the next reviewer (Fire Dept).

Thanks,
Marge

>>> Jean Fraser 8/13/2007 2:12:17 PM >>>
Marge,

Just so you are aware, I have stamped a set of plans (excluding one area) for the purposes of progressing a foundation permit (this was done some weeks ago just before I went on vacation; not circulated because PG not received).

This is because the achievement of a final stamped set of plans is being hampered by the MDOT change of plans for the intersection and related concerns (both City and applicant) that we may need to relax/change some of the conditions (maybe even going back to the Planning Board- I don't know- internal meetings are taking place).

If you need stamped plans for Hammond today, I will come down and stamp your set...otherwise, I have asked the applicant for some extra sets of plans so I can bring one to you when they arrive. The latest set of plans that you have (dated June 29th and circulated with cover sheet on July 11 (received late July 3)) are approved EXCEPT for the design of the access onto Warren nearest the intersection.

thanks
Jean

CC: Jeanie Bourke

From: Jean Fraser
To: Schmuckal, Marge
Date: 8/13/2007 2:12:19 PM
Subject: Hammond Lumber Building Permit

Marge,

Just so you are aware, I have stamped a set of plans (excluding one area) for the purposes of progressing a foundation permit (this was done some weeks ago just before I went on vacation; not circulated because PG not received).

This is because the achievement of a final stamped set of plans is being hampered by the MDOT change of plans for the intersection and related concerns (both City and applicant) that we may need to relax/change some of the conditions (maybe even going back to the Planning Board- I don't know- internal meetings are taking place).

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thanks
Jean

CC: Bourke, Jeanie

From: Jean Fraser
To: Bourke, Jeanie
Date: 7/27/2007 6:21:28 PM
Subject: Fwd: RE: Hammond Lumber

Riverside & Warren Ave

Jeanie,

Hammond Lumber are on site as they have recently completed the pre-load for the warehouse and have us sent this letter (plus messages to ALEX) requesting approval to start with the drainage and utilities.

Barbara will be finalizing a letter in response- our thinking at the moment is that they must post the Performance Guarantee and maybe have a foundation permit- but that depends on where things stand on their building permit application.

Could you let Barbara know where things stand re that please?

Also re the question of approved plans, the plans submitted June 29, 2007 with a cover letter (circulated to Marge on July 11th) are approved in respect of almost everything that relates to drainage and utilities except for one small area near the Warren Ave upper level exit- so Barbara will "stamp" these so you have something to tie in with the Building Permit and the site works they want to start now.

Jean

(PS I am away Monday and Tuesday hence Barbara's involvement)

>>> "James Seymour" <jseymour@sebagotechnics.com> 7/25/2007 9:40:41 AM >>>

I have attached our draft of a letter per your request. I will provide the formal version today, I thought this could be useful for your meeting this AM.

James Seymour P.E.

-----Original Message-----

From: Jean Fraser [mailto:JF@portlandmaine.gov]

Sent: Monday, July 23, 2007 1:46 PM

To: James Seymour

Cc: AQJ@portlandmaine.gov; BAB@portlandmaine.gov; PD@portlandmaine.gov

Subject: Hammond Lumber

Jim,

I am drafting a letter for Alex Jaegerman to sign which would give Mr Hammond approval (under Section 14-528 of the Citys Code of Ordinances) to continue site preparation works, as in principle this is OK.

However, you will see from the Ordinance that not only must the Performance Guarantee be posted (and I understand Phil is working on the estimate) but also it requires a written request "setting forth the work proposed to be done on the site". (I have extracted this section of the Ordinance and attach it at the bottom of this e-mail for info)

Your letter dated June 29, 2007 (received the following week) addressed to me does not indicate or set out any details of the work that Grondin

will continue with. Could you send a letter or e-mail that clarifies the work to be continued on that site prior to the issuance of a Building Permit?

I also note your request in your letter and also in the message left with Alex that Mr Hammond would like some relief re the inspection fee and Phil will be in touch re that (If he has not so far- he is not in the office at the moment).

The current position re the Site Plans is that the Traffic Engineers have raised some concerns regarding the design of the access point and I am awaiting their written comments. This will not hold up the confirmation of the Performance Guarantee and I will forward these comments asap so we can tie up a final set of plans.

Also you need to progress the two easements (in addition to the grading easement) mentioned in the approval letter which I quote below:

"ii That the applicant will provide, prior to the issuance of a building permit, an easement ranging between 10 and 20 feet in width to the City/MDOT along Warren Avenue and Riverside Street, as shown in a dashed line on the Site Plan attached to this report, for construction and use of retaining walls, sidewalks, curbing and other road work and maintenance associated with improvements at the intersection of Warren Avenue and Riverside Street. This easement may be widened beyond the identified easement line with the mutual agreement of the property owner and the City/MDOT, provided it does not preclude the construction, operation, access and maintenance of the Hammond Lumber Company development; and

vii That the applicant shall provide to the City a public pedestrian easement over and along the section of the proposed sidewalk that is not within the ROW"

As soon as I receive an e-mail or letter from you with more details re the site works I will arrange for the City's letter and fax it asap.

Jean

Sec. 14 528. Enforcement.

(a) All construction or alterations to the site performed under the authorization of building permits or certificates of occupancy issued for development within the scope of the article shall be in conformance with the approved final site plan or an amendment thereto under section 14 525(g) and (l). The building authority shall institute or cause to be instituted any and all actions, legal or equitable, that may be appropriate or necessary for the enforcement of this article. Where work is required pursuant to the terms of chapters 24 or 25 as part of an approval granted under this article, such work shall be accomplished in the sequence established by the public works authority. Where the public works authority determines that work has been completed prior to the receipt of all approvals required by this article or which is out of sequence or is not in compliance with the standards of chapters 24 and 25, the director of parks and public works or an inspector from the

public works authority may issue a stop work order. Work shall recommence only after such order has been lifted by the director of parks and public works or an inspector from the public works authority. Violation of a stop work order shall be considered an offense.

(b) No alterations shall be made to a site with a pending or approved site plan application until:

(1) The performance guarantee has been posted and final site plans have been submitted to the planning authority; or

(2) Written permission has been received from the director of planning and urban development or his designee. Such permission shall be granted only after submission of a written request setting forth the work proposed to be done on the site. All such work shall be done in compliance with information provided with the site plan application including, but not limited to, an erosion control plan. Such written permission shall not be required when the only work proposed is the digging of test pits.

CC: Barhydt, Barbara; Schmuckal, Marge

CHRIS WALSH & COMPANY

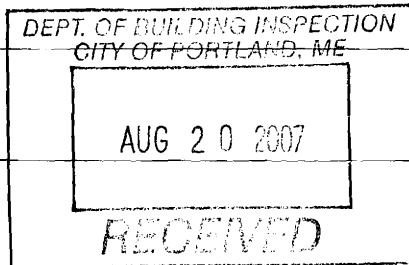
9 Vernon Street
Framingham, MA 01701
fax: 508 820 9708
phone: 508 820 9707
email: arcwalsh@rcn.com

To LANNIE DUBSON
Building Dept
fax _____
Job Hammond Lumber
Date 8.16.07
From Chris Walsh

TRANSMITTAL

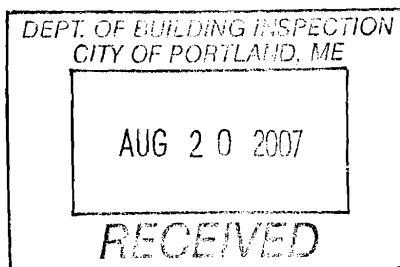
remarks

LANNIE, I faxed over a copy of
this - HERE is the hard copy -
This should complete the building
permit application - for Hammond
Lumber - please let me know -
if there is anything else you need -
Chris Walsh



Statement of Special Inspections

Project: Hammond Lumber Co.
Location: 300 Riverside Street
Owner: Hammond Lumber.
Design Professional in Responsible Charge:



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

- Structural Mechanical/Electrical/Plumbing
 Architectural Other: _____

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

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

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

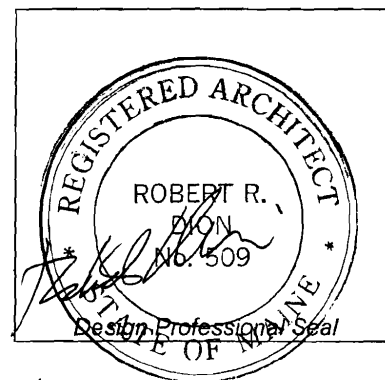
Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: _____ or per attached schedule.

Prepared by:

Robert R. Dion
(type or print name)

Robert R. Dion 8-15-07
Signature Date



Owner's Authorization:

Building Official's Acceptance:

Mike A. Hunt 8-16-07
Signature Date

Signature Date

Schedule of Inspection and Testing Agencies

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

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

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator CHRIS WALSH, AIA	CHRIS WALSH & COMPANY ARCHITECTS	9 VERNON STREET FRAMINGHAM MA 01701 508 820 9707 ARCWALSH@RCN.COM
2. Inspector DOMENIC DEANGELO, PE	DOMENIC DEANGELO PE	5 MICHAEL RD EAST BRIDGEWATER MA 02333 508 378 9602 domdean@aol.co
3. Inspector MIKE WALSH P.E.	SUMMIT ENVIRONMENTAL CONSULTANTS	640 MAIN STREET LEWISTON ME 04240 207 795 6009 MWALSH@SUMMITENV.COM
4. Testing Agency SUMMIT ENVIRONMENTAL	SUMMIT ENVIRONMENTAL CONSULTANTS	640 MAIN ST LEWISTON ME 04240 207 795 6009
5. Testing Agency		
6. Other		

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

Item	Agency # (Qualif.)	Scope
1. Shallow Foundations <i>Summit Environmental Consultants</i>	PE/GE	Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report. Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill
2. Controlled Structural Fill <i>Summit Environmental Consultants</i>	PE/GE	Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material. Inspect placement, lift thickness and compaction of controlled fill. Test density of each lift of fill by nuclear methods (ASTM D2922) Verify extent and slope of fill placement.
3. Deep Foundations	PE/GE	Inspect and log pile driving operations. Record pile driving resistance and verify compliance with driving criteria. Inspect piles for damage from driving and plumbness. Verify pile size, length and accessories. Inspect installation of drilled pier foundations. Verify pier diameter, bell diameter, lengths, embedment into bedrock and suitability of end bearing strata.
4. Load Testing		
4. Other:		

Item	Agency # (Qualif.)	Scope
1. Mix Design DOMENIC DEANGELO, P.E.	ACI-CCI ICC-RCSI	Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.
2. Material Certification		
3. Reinforcement Installation SUMMIT ENVIRONMENTAL CONSULTANTS	ACI-CCI ICC-RCSI	Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters
4. Post-Tensioning Operations	ICC-PCSI	Inspect placement, stressing, grouting and protection of post-tensioning tendons. Verify that tendons are correctly positioned, supported, tied and wrapped. Record tendon elongations.
5. Welding of Reinforcing	AWS-CWI	Visually inspect all reinforcing steel welds. Verify weldability of reinforcing steel. Inspect preheating of steel when required.
6. Anchor Rods SUMMIT ENVIRONMENTAL CONSULTANTS		Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.
7. Concrete Placement SUMMIT ENVIRONMENTAL CONSULTANTS	ACI-CCI ICC-RCSI	Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.
8. Sampling and Testing of Concrete SUMMIT ENVIRONMENTAL CONSULTANTS	ACI-CFTT ACI-STT	Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).
9. Curing and Protection SUMMIT ENVIRONMENTAL CONSULTANTS	ACI-CCI ICC-RCSI	Inspect curing, cold weather protection and hot weather protection procedures.
10. Other:		

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

Item	Agency # (Qualif.)	Scope
1. Wall Panels & Veneers		
2. Suspended Ceilings <i>Dominic DeAngelis</i>		<i>CHECK INSTALLATION PROCEDURES FOR GUIDES & LIGHTS.</i>
3. Access Floors		
4. Other:		

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category D

Quality Assurance Plan Required (Y/N) YES

Description of seismic force resisting system and designated seismic systems:

ORDINARY STEEL CONCENTRICALLY BRACED FRAMES

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) 90 mph

Wind Exposure Category B

Quality Assurance Plan Required (Y/N) NO

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

ORDINARY STEEL CONCENTRICALLY BRACED FRAMES

Statement of Responsibility

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



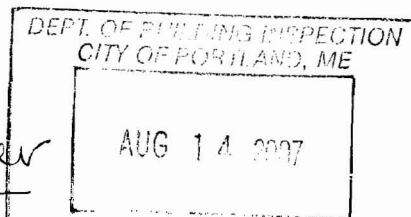
PORTLAND MAINE

Planning Division
Jean Fraser, Planner

8.13.2007.

Marge

Hammond Lumber



Just to confirm recent discussions - this plan set (dated mostly 6.28.07) was submitted July 2, 2007 and is approved (except for landscape plan, wayfinding and 2 orange circled areas) as basis for issuing Foundation Permit.

If the set submitted with the BP applic. do not accord with this set, please let me know.

I have asked Jim Seymour for more copies of plan set as this is Phil's - but keep it on Inspector's file so that Foundation Permit can be progressed as quickly as possible.

Apologies for confusion ... Jan.

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

Zoning Copy

2006-0227

Application I. D. Number

11/16/2006

Application Date

Hammond Lumber Warehouse/Retail S

Project Name/Description

Hammond Lumber Co.

Applicant

P.O. Box 500, Belgrade, ME 04917

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 495-1116 Applicant Fax: (207) 495-2304

Applicant or Agent Daytime Telephone, Fax

300 - 300 Riverside Street, Portland, Maine

Address of Proposed Site

316 A001001

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 234775 Acreage of Site _____ Zoning B4

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 \$5,000.00 Subdivision _____ Engineer Review _____ Date 11/16/2006

Zoning Approval Status:

Reviewer Marge Schmuckal

- Approved Approved w/Conditions See Attached Denied

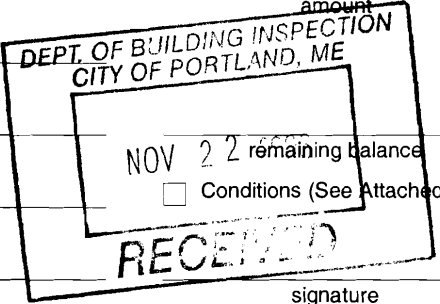
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance Marge Schmuckal 11/21/2006
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	amount	
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	signature	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	_____	_____
	date	signature	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	



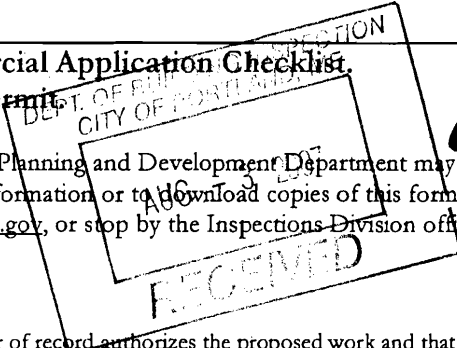


General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>300 RIVERSIDE ST PORTLAND ME 04103</u>		
Total Square Footage of Proposed Structure <u>44,431 # WAREHOUSE 15,480 RETAIL #</u>		Square Footage of Lot <u>234,775 # or 5.39 ACRES</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>316 Lot 1 & 317 Lot 3</u>	Owner: <u>HAMMOND LUMBER COMPANY</u> <u>P.O. BOX 500</u> <u>BELGRADE ME 04917</u>	Telephone: <u>207 495 3303</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>MICHAEL HAMMOND V.P.</u> <u>HAMMOND LUMBER CO.</u> <u>P.O. BOX 500</u> <u>BELGRADE ME 04917</u> <u>207-495-3303</u>	Cost Of Work: \$ _____ Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <u>RESIDENTIAL</u> Proposed Specific use: <u>LUMBER STORAGE RETAIL SEMI</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>LUMBER YARD CONSISTING OF 2 BUILDINGS - RETAIL & STORAGE</u> <u>NEW CONSTRUCTION.</u>		
Contractor's name, address & telephone: <u>THE SHERIDAN CORPORATION, 33 SHERIDAN DRIVE</u> <u>207-453-9311</u> <u>FAIRFIELD ME. 04937</u>		
Who should we contact when the permit is ready: <u>WILBOY FERLAND - PROJECT MANAGER</u>		
Mailing address: _____ Phone: <u>207-453-9311</u> <u>33 SHERIDAN DRIVE</u> <u>FAIRFIELD, ME 04937</u>		

2007



Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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.

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

Signature of applicant: <u>[Signature]</u>	Date: <u>August 3, 2007</u>
--	-----------------------------

This is not a permit; you may not commence ANY work until the permit is issued.



Accessibility Building Code Certificate

Designer:

CHRIS WALSH & COMPANY, ARCHITECTS

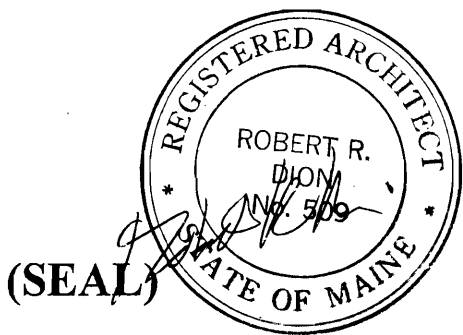
Address of Project:

300 RIVERSIDE ST PORTLAND ME 04103

Nature of Project:

LUMBER YARD RETAIL &
STORAGE/WAREHOUSE COMPONENTS

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:

Robert R. Dion

Title:

ARCHITECT

Firm:

CHRIS WALSH & COMPANY ARCHITECTS

Address:

9 VERNON ST

FRAMINGHAM MA 01701

Phone:

508-820-9707

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

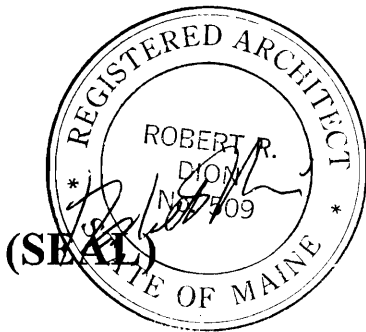
Date: 8.1.07

From: Chris Walsh & Company - ARCHITECTS

These plans and / or specifications covering construction work on:

Hammond Lumber Company - 300 RIVERSIDE ST
PORTLAND ME 04103

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: Robert R. Dion

Title: ARCHITECT

Firm: CHRIS WALSH & COMPANY,

Address: 9 VERNON STREET

FRAMINGHAM MA 01701

Phone: 508 820 9707

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 Application

From Designer: CHRIS WALSH & COMPANY, ARCHITECTS
 Date: AUG 3, 2007
 Job Name: Hammond Lumber company
 Address of Construction: 300 RIVERSIDE DR. PORTLAND

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) ~~MB~~ M1 - S1
 Type of Construction II B
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES
 Is the Structure mixed use? YES If yes, separated or non separated or non separated (section 302.3) NS
 Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) YES

Structural Design Calculations

NA 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

Floor Area Use	Loads Shown
<u>RETAIL</u>	<u>100 PSF</u>

Wind loads (1603.1.4, 1609)

LOAD METHOD
 SIMP. WIND Design option utilized (1609.1.1, 1609.6)
90 MPH Basic wind speed (1809.3)
I/I Building category and wind importance Factor, I_w (table 1604.5, 1609.5)
B Wind exposure category (1609.4)
+/- 0.18 Internal pressure coefficient (ASCE 7)
+5.4 PSF / -13.4 PSF Component and cladding pressures (1609.1.1, 1609.6.2.2)
* SEVERE WIND Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

Simplified ANALYSIS Design option utilized (1614.1)
I Seismic use group ("Category")
0.509/0.233 Spectral response coefficients, S_D s & S_{D1} (1615.1)
E Site class (1615.1.5)

Horizontal pressure ZONE A 12.8 PSF
 ZONE B - 6.7 PSF
 ZONE C + 8.5 PSF
 ZONE D - 4.0 PSF

NA Live load reduction
42 PSF Roof live loads (1603.1.2, 1607.11)
42 PSF Roof snow loads (1603.7.3, 1608)
60 PSF Ground snow load, P_g (1608.2)
42 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 If $P_g > 10$ psf, snow load importance factor, I_s
~~NA~~ 1.0 Roof thermal factor, C_t (1608.4)
NA Sloped roof snowload, P_s (1608.4)

D Seismic design category (1616.3)
ORDINARY STEEL CONCENTRICALLY BRACED Basic seismic force resisting system (1617.6.2)
RI = 5/CD = 2 Response modification coefficient, R , and deflection amplification factor, C_d (1617.6.2)

Simplified ANALYSIS Analysis procedure (1616.6, 1617.5)
14200 lb Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)
NA Flood Hazard area (1612.3)
NA Elevation of structure

Other loads
1000 lb Concentrated loads (1607.4)
20 PSF Partition loads (1607.5)
NA Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)
 Vertical Pressure ZONE G 70.7 PSF
 ZONE E - 15.4 PSF ZONE H - 6.8 PSF
 ZONE F - 8.8 PSF



COMcheck Software Version 3.4.2 Envelope Compliance Certificate

2003 IECC

Report Date: 08/01/07

Data filename: P:\CW&C-Network\Jobs\20508ham\ComCheck\Retail.cck

Section 1: Project Information

Project Title: Hammond Lumber - Retail Building

Construction Site:
300 Riverside Street
Portland, ME 04103-1037

Owner/Agent:
Michael Hammond
Hammond Lumber
Belgrade, ME

Designer/Contractor:
Chris Walsh
Chris Walsh & Company Architects
9 Vernon Street
Framingham, MA 01701
508 820 9707
arcwalsh@rcn.com

Section 2: General Information

Building Location (for weather data): **Portland, Maine**
Climate Zone: **15**
Heating Degree Days (base 65 degrees F): **7378**
Cooling Degree Days (base 65 degrees F): **268**
Project Type: **New Construction**
Vertical Glazing / Wall Area Pct.: **8%**

Building Type	Floor Area
Retail Sales, Wholesale Showroom	16531

Section 3: Requirements Checklist

Envelope PASSES: Design 2% better than code.

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof 1: Metal Roof without Thermal Blocks	17209	0.0	20.0	0.048	0.053
Exterior Wall 1: Metal Frame, 16" o.c.	10393	19.0	0.0	0.114	0.075
Window 1: Metal Frame with Thermal Break: Double Pane with Low-E, Clear, SHGC 0.32	455	---	---	0.330	0.526
Door 1: Solid	100	---	---	0.370	0.122
Door 2: Overhead	202	---	---	0.100	0.122
Door 3: Glass, Clear, SHGC 0.32	330	---	---	0.330	0.526
Floor 1: Slab-On-Grade: Heated, Horizontal 4 ft.	16531	---	10.0	---	---

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- 2. Windows, doors, and skylights certified as meeting leakage requirements.
- 3. Component R-values & U-factors labeled as certified.
- 4. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.

- 5. Stair, elevator shaft vents, and other dampers integral to the building envelope are equipped with motorized dampers.
- 6. Cargo doors and loading dock doors are weather sealed.
- 7. Recessed lighting fixtures are: (i) Type IC rated and sealed or gasketed; or (ii) installed inside an appropriate air-tight assembly with a 0.5 inch clearance from combustible materials and with 3 inches clearance from insulation material.
- 8. Building entrance doors have a vestibule and equipped with closing devices.

Exceptions:

Building entrances with revolving doors.

Doors that open directly from a space less than 3000 sq. ft. in area.


- 9. Vapor retarder installed.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2003 IECC requirements in COMcheck Version 3.4.2 and to comply with the mandatory requirements in the Requirements Checklist.

Chris Walsh

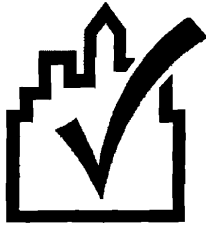
Name - Title

A handwritten signature in black ink, appearing to read 'Chris Walsh', written over a horizontal line. The signature is stylized and somewhat cursive.

Signature

7.8.07

Date



COMcheck Software Version 3.4.2 Lighting Compliance Certificate

2003 IECC

Report Date: 08/01/07

Data filename: P:\CW&C-Network\Jobs\20508ham\ComCheck\Retail.cck

Section 1: Project Information

Project Title: Hammond Lumber - Retail Building

Construction Site:

300 Riverside Street
Portland, ME 04103-1037

Owner/Agent:

Michael Hammond
Hammond Lumber
Belgrade, ME

Designer/Contractor:

Chris Walsh
Chris Walsh & Company Architects
9 Vernon Street
Framingham, MA 01701
508 820 9707
arcwalsh@rcn.com

Section 2: General Information

Building Use Description by:

Project Type: **New Construction**

Building Type

Retail Sales, Wholesale Showroom

Floor Area

16531

Section 3: Requirements Checklist

Interior Lighting:

1. Total actual watts must be less than or equal to total allowed watts.

Allowed Watts	Actual Watts	Complies
24796	4563	YES

2. Exit signs 5 Watts or less per side.

Exterior Lighting:

3. Efficacy greater than 45 lumens/W.

Exceptions:

Specialized lighting highlighting features of historic buildings; signage; safety or security lighting; low-voltage landscape lighting.

Controls, Switching, and Wiring:

4. Independent controls for each space (switch/occupancy sensor).

Exceptions:

Areas designated as security or emergency areas that must be continuously illuminated.

Lighting in stairways or corridors that are elements of the means of egress.

5. Master switch at entry to hotel/motel guest room.

6. Individual dwelling units separately metered.

7. Each space provided with a manual control to provide uniform light reduction by at least 50%.

Exceptions:

Only one luminaire in space;

An occupant-sensing device controls the area;

The area is a corridor, storeroom, restroom, public lobby or guest room;

Areas that use less than 0.6 Watts/sq.ft.

- 8. Automatic lighting shutoff control in buildings larger than 5,000 sq.ft.

Exceptions:

Areas with only one luminaire, corridors, storerooms, restrooms, or public lobbies.

- 9. Photocell/astronomical time switch on exterior lights.

Exceptions:

Lighting intended for 24 hour use.

- 10. Tandem wired one-lamp and three-lamp ballasted luminaires (No single-lamp ballasts).

Exceptions:

Electronic high-frequency ballasts; Luminaires on emergency circuits or with no available pair.

Section 4: Compliance Statement

Compliance Statement: The proposed lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2003 IECC, Chapter 8, requirements in COMcheck Version 3.4.2 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title

Signature

Date



Lighting Application Worksheet

2003 IECC

Report Date:

Data filename: P:\CW&C-Network\Jobs\20508ham\ComCheck\Retail.cck

Section 1: Allowed Lighting Power Calculation

A	B Floor Area	C Allowed Watts / ft2	D Allowed Watts
Retail Sales, Wholesale Showroom	16531	1.5	24796
Total Allowed Watts =			24796

Section 2: Actual Lighting Power Calculation

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Retail Sales, Wholesale Showroom (16531 sq.ft.)				
Compact Fluorescent 1: Triple 4-pin 18W / Electronic	3	159	18	2862
Compact Fluorescent 2: Twin Tube 24/26/27W / Electronic	2	7	32	224
Linear Fluorescent 1: Other / Electronic	4	2	32	64
Incandescent 1: Incandescent 75W	1	15	75	1125
Compact Fluorescent 3: Quad 2-pin 18W / Electronic	4	4	54	216
Compact Fluorescent 4: Twin Tube 18W / Electronic	2	4	18	72
Total Actual Watts =				4563

Section 3: Compliance Calculation

If the Total Allowed Watts minus the Total Actual Watts is greater than or equal to zero, the building complies.

Total Allowed Watts = 24796
 Total Actual Watts = 4563
 Project Compliance = 20234

Lighting PASSES: Design 82% better than code.



COMcheck Software Version 3.4.2

Mechanical Compliance Certificate

2003 IECC

Report Date: 08/01/07

Data filename: P:\CW&C-Network\Jobs\20508ham\ComCheck\Retail.cck

Section 1: Project Information

Project Title: Hammond Lumber - Retail Building

Construction Site:
300 Riverside Street
Portland, ME 04103-1037

Owner/Agent:
Michael Hammond
Hammond Lumber
Belgrade, ME

Designer/Contractor:
Chris Walsh
Chris Walsh & Company Architects
9 Vernon Street
Framingham, MA 01701
508 820 9707
arcwalsh@rcn.com

Section 2: General Information

Building Location (for weather data): **Portland, Maine**
Climate Zone: **15**
Heating Degree Days (base 65 degrees F): **7378**
Cooling Degree Days (base 65 degrees F): **268**
Project Type: **New Construction**

Section 3: Mechanical Systems List

Quantity System Type & Description

- | <u>Quantity</u> | <u>System Type & Description</u> |
|-----------------|--|
| 1 | HVAC System 1: Heating: Duct Furnace, Electric / Cooling: Rooftop Package Unit, Capacity >=240 - <760 kBtu/h, Air-Cooled Condenser / Single Zone |

Section 4: Requirements Checklist

Requirements Specific To: HVAC System 1 :

- 1. Equipment minimum efficiency: Rooftop Package Unit: 9.5 EER, 9.7 IPLV
- 2. Integrated air economizer required

Generic Requirements: Must be met by all systems to which the requirement is applicable:

- 1. Load calculations per 2001 ASHRAE Fundamentals
- 2. Plant equipment and system capacity no greater than needed to meet loads
 - Exception: Standby equipment automatically off when primary system is operating
 - Exception: Multiple units controlled to sequence operation as a function of load
- 3. Minimum one temperature control device per system
- 4. Minimum one humidity control device per installed humidification/dehumidification system
- 5. Thermostatic controls has 5 degrees F deadband
 - Exception: Thermostats requiring manual changeover between heating and cooling
- 6. Automatic Controls: Setback to 55 degrees F (heat) and 85 degrees F (cool); 7-day clock, 2-hour occupant override, 10-hour backup
 - Exception: Continuously operating zones
 - Exception: 2 kW demand or less, submit calculations
- 7. Automatic shut-off dampers on exhaust systems and supply systems with airflow >3,000 cfm

- 8. Outside-air source for ventilation; system capable of reducing OSA to required minimum
- 9. R-5 supply and return air duct insulation in unconditioned spaces R-8 supply and return air duct insulation outside the building R-8 insulation between ducts and the building exterior when ducts are part of a building assembly
 - Exception: Ducts located within equipment
 - Exception: Ducts with interior and exterior temperature difference not exceeding 15 degrees F.
- 10. Ducts sealed - longitudinal seams on rigid ducts; transverse seams on all ducts; UL 181A or 181B tapes and mastics
 - Exception: Continuously welded and locking-type longitudinal joints and seams on ducts operating at static pressures less than 2 inches w.g. pressure classification
- 11. Mechanical fasteners and sealants used to connect ducts and air distribution equipment
- 12. Operation and maintenance manual provided to building owner
- 13. Balancing devices provided in accordance with IMC 603.15
- 14. Stair and elevator shaft vents are equipped with motorized dampers

Section 5: Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2003 IECC requirements in COMcheck Version 3.4.2 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title

Signature

Date



COMcheck Software Version 3.4.2

Mechanical Requirements Description

2003 IECC

Report Date:

Data filename: P:\CW&C-Network\Jobs\20508ham\ComCheck\Retail.cck

The following list provides more detailed descriptions of the requirements in Section 4 of the Mechanical Compliance Certificate.

Requirements Specific To: HVAC System 1 :

1. The specified heating and/or cooling equipment is covered by ASHRAE 90.1 Code and must meet the following minimum efficiency:
Rooftop Package Unit: 9.5 EER, 9.7 IPLV
2. An integrated air economizer is required for individual cooling systems over 65 kBtu/h in the selected climate. An integrated economizer allows simultaneous operation of outdoor-air and mechanical cooling.

Generic Requirements: Must be met by all systems to which the requirement is applicable:

1. Design heating and cooling loads for the building must be determined using procedures in the ASHRAE Handbook of Fundamentals or an approved equivalent calculation procedure.
2. All equipment and systems must be sized to be no greater than needed to meet calculated loads. A single piece of equipment providing both heating and cooling must satisfy this provision for one function with the capacity for the other function as small as possible, within available equipment options.
 - Exception: The equipment and/or system capacity may be greater than calculated loads for standby purposes. Standby equipment must be automatically controlled to be off when the primary equipment and/or system is operating.
 - Exception: Multiple units of the same equipment type whose combined capacities exceed the calculated load are allowed if they are provided with controls to sequence operation of the units as the load increases or decreases.
3. Each heating or cooling system serving a single zone must have its own temperature control device.
4. Each humidification system must have its own humidity control device.
5. Thermostats controlling both heating and cooling must be capable of maintaining a 5 degrees F deadband (a range of temperature where no heating or cooling is provided).
 - Exception: Deadband capability is not required if the thermostat does not have automatic changeover capability between heating and cooling.
6. The system or zone control must be a programmable thermostat or other automatic control meeting the following criteria:a) capable of setting back temperature to 55 degrees F during heating and setting up to 85 degrees F during coolingb) capable of automatically setting back or shutting down systems during unoccupied hours using 7 different day schedulesc) have an accessible 2-hour occupant overridden) have a battery back-up capable of maintaining programmed settings for at least 10 hours without power.
 - Exception: A setback or shutoff control is not required on thermostats that control systems serving areas that operate continuously.
 - Exception: A setback or shutoff control is not required on systems with total energy demand of 2 kW (6,826 Btu/h) or less.
7. Outdoor-air supply systems with design airflow rates >3,000 cfm of outdoor air and all exhaust systems must have dampers that are automatically closed while the equipment is not operating.
8. The system must supply outside ventilation air as required by Chapter 4 of the International Mechanical Code. If the ventilation system is designed to supply outdoor-air quantities exceeding minimum required levels, the system must be capable of reducing outdoor-air flow to the minimum required levels.
9. Air ducts must be insulated to the following levels:a) Supply and return air ducts for conditioned air located in unconditioned spaces (spaces neither heated nor cooled) must be insulated with a minimum of R-5. Unconditioned spaces include attics, crawl spaces, unheated basements, and unheated garages.b) Supply and return air ducts and plenums must be insulated to a minimum of R-8 when located outside the building.c) When ducts are located within exterior components (e.g., floors or roofs), minimum R-8 insulation is required only between the duct and the building exterior.
 - Exception: Duct insulation is not required on ducts located within equipment.
 - Exception: Duct insulation is not required when the design temperature difference between the interior and exterior of the duct or plenum does not exceed 15 degrees F.
10. All joints, longitudinal and transverse seams, and connections in ductwork must be securely sealed using weldments; mechanical fasteners with seals, gaskets, or mastics; mesh and mastic sealing systems; or tapes. Tapes and mastics must be listed and labeled in accordance with UL 181A or UL 181B.

- Exception: Continuously welded and locking-type longitudinal joints and seams on ducts operating at static pressures less than 2 inches w.g. pressure classification.
11. Mechanical fasteners and seals, mastics, or gaskets must be used when connecting ducts to fans and other air distribution equipment, including multiple-zone terminal units.
 12. Operation and maintenance documentation must be provided to the owner that includes at least the following information:
 - a) equipment capacity (input and output) and required maintenance actions
 - b) equipment operation and maintenance manuals
 - c) HVAC system control maintenance and calibration information, including wiring diagrams, schematics, and control sequence descriptions; desired or field-determined set points must be permanently recorded on control drawings, at control devices, or, for digital control systems, in programming comments
 - d) complete narrative of how each system is intended to operate.
 13. Each supply air outlet or diffuser and each zone terminal device (such as VAV or mixing box) must have its own balancing device. Acceptable balancing devices include adjustable dampers located within the ductwork, terminal devices, and supply air diffusers.
 14. Stair and elevator shaft vents must be equipped with motorized dampers capable of being automatically closed during normal building operation and interlocked to open as required by fire and smoke detection systems. All gravity outdoor air supply and exhaust hoods, vents, and ventilators must be equipped with motorized dampers that will automatically shut when the spaces served are not in use. Exceptions: - Gravity (non-motorized) dampers are acceptable in buildings less than three stories in height above grade. - Ventilation systems serving unconditioned spaces.