



Laurie Leader <lr@portlandmaine.gov>

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**Re: BP#2016-02926 636 Riverside Street - Plan review comments**

1 message

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Laurie Leader <lr@portlandmaine.gov>  
To: Bob Gashlin <bgashlin@nbcllc.com>

Wed, Jan 11, 2017 at 8:51 AM

Bob,

1. The permit is subject to Planning Department's approval conditions dated 12/27/16 **Correct**
2. Add a condition to the permit that Towerco shall submit a tower structural design, geotech and foundation plan prior to construction. \*FYI, the geotech may be superfluous for your purposes because the stamped foundation plan will be based on the geotech – in other words an engineer's stamp on the foundation plan will certify the geotech was necessarily assessed by him. **Yes tower structural design, geotech and foundation plan required prior to start of construction. I will require geotech regardless of engineer's stamp**
3. Towerco will submit a non-stamped statement that special inspections will occur after construction and before occupancy. You could add another condition to the permit that prior to occupancy an engineer shall submit a stamped certification that the foundation and tower was installed pursuant to the tower and foundation design. **Please submit statement of special inspections along with tower design, geotech and foundation plan. Note the special inspections are done not after construction but while the construction project is in progress. Results of the special inspections must be stamped by an engineer and submitted to me once the project is complete.**

Thanks,

Laurie

On Tue, Jan 10, 2017 at 3:40 PM, Bob Gashlin <bgashlin@nbcllc.com> wrote:

Hi Laurie,

Thanks for meeting with me yesterday morning to talk about the permitting process for this tower. Based on that meeting will you consider issuing a permit based on the following:

1. The permit is subject to Planning Department's approval conditions dated 12/27/16
2. Add a condition to the permit that Towerco shall submit a tower structural design, geotech and foundation plan prior to construction. \*FYI, the geotech may be superfluous for your purposes because the stamped foundation plan will be based on the geotech – in other words an engineer's stamp on the foundation plan will certify the geotech was necessarily assessed by him.
3. Towerco will submit a non-stamped statement that special inspections will occur after construction and before occupancy. You could add another condition to the permit that prior to

occupancy an engineer shall submit a stamped certification that the foundation and tower was installed pursuant to the tower and foundation design.

Thank You,

Bob

**Bob Gashlin**

*Site Acquisition, Zoning and Permitting*

**NETWORK BUILDING + CONSULTING**

8 Providence Avenue | Falmouth, ME | 04105

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**From:** Laurie Leader [mailto:[lr@portlandmaine.gov](mailto:lr@portlandmaine.gov)]

**Sent:** Friday, January 6, 2017 2:42 PM

**To:** Bob Gashlin <[bgashlin@nbcllc.com](mailto:bgashlin@nbcllc.com)>

**Subject:** Re: BP#2016-02926 636 Riverside Street - Plan review comments

Bob,

Attached is a sample of a statement of special inspections. I am sure if you contact a local testing agency, you will be able to get further guidance.

Thanks,

Laurie

On Fri, Jan 6, 2017 at 1:59 PM, Bob Gashlin <[bgashlin@nbcllc.com](mailto:bgashlin@nbcllc.com)> wrote:

Hi Laurie,

About the special inspections statement can I stop by and get a copy of a such a statement that has been submitted to your office?

Thanks,

Bob

**Bob Gashlin**

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**From:** Laurie Leader [mailto:[lrl@portlandmaine.gov](mailto:lrl@portlandmaine.gov)]

**Sent:** Friday, January 6, 2017 12:00 PM

**To:** Bob Gashlin <[bgashlin@nbcllc.com](mailto:bgashlin@nbcllc.com)>

**Subject:** Re: BP#2016-02926 636 Riverside Street - Plan review comments

Bob,

I can put a condition for approval with a notation that construction will not commence until a stamped tower design and geotechnical report is submitted to the Building Department.

Please reference Section 1704 of the IBC regarding Special Inspections requirements. We generally get a statement of special inspections stamped by an engineer with the associated testing agency on the statement prior to issuance of the building permit.

Thanks,

Laurie

On Fri, Jan 6, 2017 at 9:57 AM, Bob Gashlin <[bgashlin@nbcllc.com](mailto:bgashlin@nbcllc.com)> wrote:

Hi Laurie,

The tower structural drawings have 2 components that include the steel tower and the foundation. The foundation is a significant piece because it has to support the entire tower with all its equipment and the plans aren't done for that until we do soil core sampling and that expense isn't released by the tower builder until we have a permit. Considering that can you issue the permit with a notation that construction will not commence until a stamped tower design is submitted to the Building Department?

As far as the statement of special inspections, where can I find what those are?

Thanks,

Bob

**Bob Gashlin**

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**From:** Laurie Leader [mailto:[lr@portlandmaine.gov](mailto:lr@portlandmaine.gov)]

**Sent:** Thursday, January 5, 2017 12:12 PM

**To:** Bob Gashlin <[bgashlin@nbcllc.com](mailto:bgashlin@nbcllc.com)>

**Subject:** BP#2016-02926 636 Riverside Street - Plan review comments

Bob,

I am handling the plan review for the above building permit. Can you please clarify/provide the following additional information:

- Are there any structural drawings associated with these plans? Specifically are there structural drawings for the monopole?
- Can you provide a statement of special inspections?

Thank you,

Laurie

Laurie Leader  
Plan Review/Code Enforcement  
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Inspections Division  
389 Congress Street  
Portland, ME 04101

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Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

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