Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 061157

This is *to* certify that CITY OF PORTLAND /Lan rd & Low, Inc.

has permission *to* Riverton School- build an ad on & re ation the exist structure

AT 1592 FOREST AVE 299 D046001

PERMIT ISSUED

SEP 15 2006

CITY OF PORTLAND

provided that the person or persons rm or tion a epting this permit shall comply with all of the provisions of the Statutes of ine and of the O ances of the City of Portland regulating the construction, maintenance and e of buildings and uctures, 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.

ification f inspe on mus e n and w en perm on proc d re this lding or rt there s ed or osed-in 4 UR NO REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Greg Wass 8-31-06

Health Dept.

Appeal Board

Other

Department Name

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:	Issue Date:	CBL:
06-1157		299 D046001

Location of Construction:	Owner Name:	Owner Address:	Phone:
1592 FOREST AVE	CITY OF PORTLAND	389 CONGRESS ST	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Langford & Low, Inc.	PO Box 662 Portland	2077975141
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Additions - Commercial	

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Govermental/ Riverton School	Riverton School- build an addition & renovations of the existing structure	$27,02000	$2,699,644.00	5

FIRE DEPT: ☑ Approved ☐ Denied

See Conditions

Signature Greg Cass

INSPECTION: Use Group: E/A3 Type: 2B

A4

Signature 9/14/06

Proposed Project Description:

Riverton School- build an addition & renovations of the existing structure

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
ldobson	08/08/2006

PERMIT ISSUED

SEP 15 2006

CITY OF PORTLAND

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland N/A	☐ Variance	☐ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone Panel 6 Zone X	☒ Conditional Use To PLB	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☒ Site Plan # 2006-0022	☑ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☒ MM ☐	☐ Denied 2/28/06	☐ Denied
Ok with conditions		
Date: 8/29/06	fate:	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

General Building Permit Application

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

600

Total Square Footage of Proposed Structure	Square Footage of Lot
9700 ' ±	

Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner:	Telephone:
299 D 46	CITY OF PORTLAND	

Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: $ 2,699,694.00 Fee: $ C of O Fee: $

Current Specific use: SCHOOL / COMMUNITY CENTER

If vacant, what was the previous use?

Proposed Specific use: SAME

Project description: ADDITION OF 2 WINGS + RENOVATION OF EXISTING SPACES PER CONSTRUCTION DWG. + DOCUMENTS

Contractor's name, address & telephone: LANG FORD + LOW INC 248 WARREN AVE, PORTLAND ME. 04104 (207) 797-5144

Who should we contact when the permit is ready: NICK CONLEY

Mailing address: 248 WARREN AVE. P.O. BOX 662 PORTLAND, ME. 04104

Phone: (207) 807-7861

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.

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME AUG 8 2006 RECEIVED

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspecdons 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:	**Date:** AUG. 7, 2006

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

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
06-1157	08/08/2006	299 D046001

Location of Construction:	Owner Name:	Owner Address:	Phone:
1592 FOREST AVE	CITY OF PORTLAND	389 CONGRESS ST	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Langford & Low. Inc.	PO Box 662 Portland	(207) 797-5141
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Additions - Commercial	

Proposed Use:	Proposed Project Description:
Riverton School- build an addition & renovations of the existing	Riverton School- build an addition & renovations of the existing structure

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/28/2006

Note: **Ok to Issue:** ☑

1) Separate permits shall be required for any new signage.

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:** Mike Nugent **Approval Date:** 09/14/2006

Note: **Ok to Issue:** ☑

1) All additions must be separated from the existing structure with 2 hour firewall, with appropriate opening protectives in accordance with Chapter 7 of the IBC.

2) All new classrooms and educational rooms and assembly rooms must a a direct exit door to the exterior of the building.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 08/31/2006

Note: **Ok to Issue:** ☐

1) Evacuation plans shall be reviewed by the contractor and school principle weekly.

2) Fire Alarm system as required by NFPA 101

3) Sprinkler systems shall be required in assembly occupancies with an ocupant load of >300 persons

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 08/22/2006

Note: **Ok to Issue:** ☐

Dept: Planning **Status:** Approved **Reviewer:** Sarah Hopkins **Approval Date:** 02/28/2006

Note: **Ok to Issue:** ☑

Comments:

8/8/2006-mes: e-mailedSarah asking for a stamped approved site plan.

8/29/2006-mes: have not received a response from planning - however zoning is ok, so I am passing on to Fire. Aaron was asking where permit was and what the hold up is.

Location of Construction:	Owner Name:	Owner Address:	Phone:
1592 FOREST AVE	CITY OF PORTLAND	389 CONGRESS ST	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Langford & Low, Inc.	PO Box 662 Portland	(207) 797-5 141
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Additions - Commercial	

A)Because the construction documents offer several levels of Fire Suppression alternatives, which one is the one that was finally selected?

1) Who was the staffer from the State Fire Marshall's office who reviewed the plans and what was their final specific direction regarding tire suppression.

2) What was Captain Cass's final requirement with regard to fire suppression systems.

These two questions are important because we specifically discussed the need for all regulatory agencies to agree on the level of fire suppression in the building in our February meeting.

3) The new corridors lack continuity in fire rating and there are HVAC installations that penetrate corridor walls without fire/smoke dampers. If these are areas that are not protected with a fire suppression system, They need to be rated according *to* Table 1016.1 of the IBC, thus they need fire/smoke dampers for all such penetrations (please look at MHlOO for example). Please provide a code justification for this design and these omissions.

4) There is no information in the Construction documents that establishes compliance with Section 705/ Fire walls. Please review that section of the code and provide compliance information that include the Fire rating with appropriate UL listing.

5) A geotechnical report was not included in the construction documents. Please provide this information.

8/8/2006-ldobson: MJN is checking about fee waivers. Lannie

Fire Department Submission
City of Portland Riverton Expansion and Renovation Project - Bid #7706
1600 Forest Avenue
Portland, Maine 04103

1. Project Architect:

Semple & Drane Architects
496 Congress Street
Portland, ME 04101
(207) 761-4231

2. Proposed Use of Structure:

Existing and Proposed are the same uses.

NFPA 2003 Existing Education Occupancy – Chapter 15
Existing Assembly Occupancy – Chapter 13

IBC 2003 E
A-3 Cafetorium
A-4 Gym, Lockers, and Pool, Public Library/Health/Parks & Rec. spaces

3. Square Footage of proposed Structure:

Existing Education – includes accessory occupancy	56,410 sf
Proposed Education	3,848
Total Education	60,258sf
Existing Assembly A-3	4,463 sf
Existing Assembly A-4	32,957
Proposed Assembly Addition A-4 includes access.occ.	5,593
Total Assembly	43,013 sf
Total Building with proposed additions	103,271sf

4. Existing and Proposed fire protection of structure:

Existing building:

- Type II-B, Non-Combustible Unprotected Construction.
- The building is highly separated by 2-hours walls into 7 separate areas as shown on the Life Safety Plan.
- The Public Library, Parks & Rec./Health, Gym, Locker, and Pool are all combined and separated from the rest of the building by a 2-hour wall.
- The cafetorium is sprinklered and is separated from the other areas by 2-hour walls.
- All exits are provided from all areas either directly to the outside or horizontally through the 2-hour walls into another area. All classrooms have exits directly to the outside.

Proposed:

- Additions are Type II – B, Non-Combustible Unprotected Construction.

- The additions will have 2-hour separations from the existing structure allowing for horizontal exiting into and out of the existing, as well as exits to the outside.
- The existing building will maintain the same systems of protection. Renovation work done to the existing building will be highly limited in scope, involving renovations in the school administration area, and the combining of two rooms off the school library.
- The sprinkler system area will be increased as required by the State of Maine Fire Marshal's office to include area within the 2-hour walls at the main school lobby – see Life Safety Plans.
- All classrooms will still have direct exits to the outside, including the new classroom being added.
- The community addition off the gym also provides a new lobby area for the gym providing adequate main entrance capacity to that space as currently used.

5. Suppression and Detection System Drawings are attached.

***6.* Life Safety Plan Drawings are attached.**

Mike Nugent - RE: Riverton School

From: "Herb Semple" <hsemple@maine.rr.com>
To: "'Mike Nugent'" <MJN@portlandmaine.gov>
Date: 9/11/2006 10:50 AM
Subject: RE: Riverton School
CC: "'Anita LaChance'" <ARL@portlandmaine.gov>

Mike,

Per our phone conversation this morning, on Sept. 5 Steve Drane and I met with Anita, Captain Cass, and the Fire Chief to review your questions and their concerns. The following was the outcome of that meeting:

1. In answer *to* this question I outlined a series of review meetings that occurred in the review of this project

   - On Jan. 26 2006, Doug Sherwood of the School Department, Eva Buteau AIA of my office, and I met with Captain Cass of the Portland Fire Department. At the meeting we discussed sprinklering the whole building and the budget limitations on this. It was discussed that we would bid adding a sprinkler system into the whole building as a Bid Alternate, which we did. This alternate was not accepted since the project bids were over budget.

   - On Feb 24, 2006 Eve Buteau and I met with Rich McCarthy of the State of Maine Fire Marshal's office. We were asked at that meeting *to* consider adding a sprinkler system into the building assembly spaces. I asked where that was required by code since I would have to present this impact *to* the City of Portland. Rich and Steve Dodge went into conference and determined since we were not doing any work *to* the assembly spaces that they could not mandate the additional sprinkler system, and requested that we expand the existing sprinkler system at the building's Cafeteria and Large Learning Center *to* the Main School Entrance. This we have done as part of the base bid as shown on Drawing FP100.

   - On Feb 23, 2006 Steve Drane and I met with you and reviewed this project.

2. Both the Chief and Captain Cass vocalized that they would accept the project as bid and stated that they felt it still would be better to see the building fully sprinklered. It was recognized that the design met code requirements and with exits from each classroom that the facility is was in no way unsafe.
3. We discussed the requirements of IBC 1006 and I noted that the exception within that part of the code that removed the rating requirement with exterior doors from teaching spaces and assembly spaces. It was agree that three exterior doors would be added into the project *to* meet this exception's requirements - one in each resource roo within the classroom wing, and one in the Parks and Rec multipurpose room in the community wing room
4. Since there are no fire[illegible] being constructed in the project this item was determined to be resolved.
5. A copy of the Geotech Report was given to the City for distribution.

If there are any other questions do not hesitate *to* email or call me. I hope this answers the issues raised.

Herbert Semple, AIA

hsemple@maine.rr.com

From: William Faucher [wfaucher@allied-eng.com]
Sent: Friday, March 24,2006 9:17 AM
To: hsemple@maine.rr.com
Cc: Ian A. MacDonald
Subject: IBC2003 section 705.2

Just spoke with Mike Nugent regardign the methodology we are constructing the additions with alongside the gym and elsewhere where we run up against the existing structure. Our method of steel framing, separate and alongside the existing buidling is viable and, in my and Mike's opininion, meets the intent of 705.2.

William P. Faucher, P.E., Principal, LEED™ AP
Allied Engineering, Inc.
160 Veranda Street
Portland, ME 04103
T 207 2 1 2260 x107
F 207.22 1.3200
C 207-83 I-1970
www.allied-eng.com

SEMPLE & DRANE ARCHITECTS

496 Congress Street

Portland, ME 04101

(207) 761-4231

www.sempledrane.com

From: Mike Nugent [mailto:MJN@portlandmaine.gov]
Sent: Saturday, September 02, 2006 12:50 PM
To: sdrane@maine.rr.com
Cc: ekbuteau@maine.rr.com; hsemple@maine.rr.com; ajs@PORTLANDMAINE.GOV; Anita Lachance; Gregory Cass; Joe Gray; Lee Urban
Subject: Riverton School

I left a voicemail with Nick Conley/Langford & Lowe. I've requested info regarding his construction schedule to make sure we accommodate it. The following items are very important and need to be clarified before any type of construction permit is issued.

Once the baseline issues are addressed and planning signs off on the project, I can issue a foundation only permit to get this going.

I have commenced the review and have the following questions/comments:

Because the construction documents offer several levels of Fire Suppression alternatives, which one is the one that was finally selected?

1) Who was the staffer from the State Fire Marshall's office who reviewed the plans and what was their final specific direction regarding fire suppression.

2) What was Captain Cass's final requirement with regard to fire suppression systems.

These two questions are important because we specifically discussed the need for all regulatory agencies to agree on the level of fire suppression in the building in our February meeting.

3) The new corridors lack continuity in fire rating and there are HVAC installations that penetrate corridor walls without fire/smoke dampers. If these are areas that are not protected with a fire suppression system, They need to be rated according to Table 1016.1 of the IBC, thus they need fire/smoke dampers for all such penetrations (please look at MH100 for example). Please provide a code justification for this design and these omissions.

4) There is no information in the Construction documents that establishes compliance with Section 705/ Fire walls. Please review that section of the code and provide compliance information that include the Fire rating with appropriate UL listing.

5) A geotechnical report was not included in the construction documents. Please provide this information.

FROM DESIGNER: Semple & Drane Architects

DATE: 8/10/2006

Job Name: Riverton Expansion and Renovation Project

Address of Construction: 1600 Forest Avenue, Portland, ME

2003 *International Building Code*

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

Building Code and Year IBC 2003 **Use Group Classification(s)** A3, A4, E

Type of **Construction** II B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Partial

Is the Structure mixed use? Yes **if yes, separated or non separated** (see Section 302.3) Separated

Supervisory alarm **system?** Yes Geotechnical/Soils **report required?** (See Section 1802.2) Yes

STRUCTURAL DESIGN CALCULATIONS

N/A Submitted for all structural members *(106.1, 106.1.1)*

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads *(7603.11, 1607)*

Floor Area Use	Loads Shawn
Lobbies/1st flr core	100psf

Wind loads *(1603.1.4, 1609)*

1609.1. 1 Design option utilized (1609.1. 1, 16096)

100 MPH **Basic** wind speed *(1809.3)*

1.15 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)*

16.5psf/-17.92psf Component and cladding pressures *(1609.1.1, 1609.6.2.2)*

zone 4 = 14.98/-16.21psf

Main force wind pressures (7603.1. 1, *1609.6.2.1)*

zone 5 = 14.98/-200psf

Earthquake design data *(1603.1.5, 1614-1623)*

Design option utilized *(1614.1)*

I **Seismic** use group ("Category") *(Table 1604.5; 1616.2)*

SDS - 0.373
SDI - 0.158 Spectral response coefficients, S_{DS} & S_{D1} *(1615.1)*

D Site class *(1615.1.5)*

N/A Live load reduction *(1603.1.1, 1607.9, 1607.10)*

N/A Roof *live* loads *(1603.1.2, 1607.11)*

Roof snow loads *(7603.7.3, 1608)*

60 Ground snow load, P_g (1608.2)

33.3psf If P_g > 10 psf, flat-roof snow load, P_f *(1608.3)*

0.9 If P_g > 10 psf, snow exposure factor, C_e *(Table 1608.3.1)* Fully Exposed

0.8 If P_g > 10 psf, snow load Importance factor, I_s *(Table 1604.5)*

1.1 **Roof thermal** factor, C_t *(Table 1608.3.2)*

N/A Sloped roof snow load, P_s *(1608.4)*

C **Seismic** design category *(1616.3)*

3d. **Basic seismic-force-resisting system** *(Table 1617.6.2)*

R = 3.5
C_d = 3.0 Response modification coefficient, R, and deflection amplification factor, C_d *(Table 1617.6.2)*

1616.6 Analysis procedure *(1616.6, 16175)*

0.107 W Design base shear (1617.4, *1617.5.1)*

Flood loads *(1603.1.6, 1612)*

N/A Flood hazard area (16123)

+/-20' Elevation of structure

Other loads

1000# Concentrated loads (1607.4)

20psf **Partition loads** (1607.5)

N/A Impact loads *(1607.6)*

on DRWGS. Misc. loads (*Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)*

CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: Semple & Drane Architects

Address of Project: 1600 Forest Avenue, Portland, ME

Nature of Project: Riverton Expansion and Renovation Project

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.

(SEAL) REGISTERED ARCHITECT HERBERT A. SEMPLE JR. No. 1212 STATE OF MAINE

Signature: Herbert Semple

Title: President

Firm: Semple & Drane Architects

Address: 496 Congress Street
Portland, ME 04101

Phone: (207) 761-4231

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

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

FROM: **City of Portland**

RE: Certificate of Design

DATE: 8/10/2006

These plans and / or specifications covering construction work on:

Riverton Expansion and Renovation Project

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

HERBERT A. SEMPLE JR. No. 1212 (SEAL) STATE OF MAINE ARCHITECT

As per Maine State Law:

$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Signature: Herbert Semple

Title: President

Firm: **Semple & Drane Architects**

Address: **496 Congress St, Portland, ME**

Statement of Special Inspections

Project: *Riverton Elementary School*

Location: *Portland, ME*

Owner: *Portland School Department*

Design Professional in Responsible Charge: *William P. Faucher, P.E.*

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.

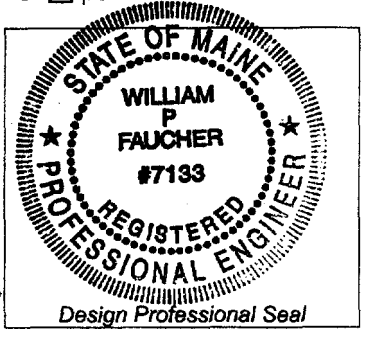
Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: ***Monthly*** ☐ or ☐ per attached schedule.

Prepared by:

William P. Faucher, P.E.
(type or print name)

Signature — *8-9-06* Date



Design Professional Seal

Owner's Authorization:

Signature Date

Building Official's Acceptance:

Signature Date

Schedule of Inspection and Testing Agencies

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

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

Special Inspection Agencies	Finn	Address, Telephone, email
1. **Special Inspection Coordinator**	*William P. Faucher, P.E. LEED™ AP*	**Allied Engineering, Inc.** *I60 Veranda Street Portland, ME 04103 207.22I.2260 X107 207.22I.2266 bfaucher@allied-eng.com*
2. Inspector	*Herb Semple*	*Semple & Drane Architects 496 Congress St. Portland, ME 04101 207 761.4231 (fax) 207.879.1451 hsemple@maine.rr.com*
3. Inspector	*James Hodsdon*	**Allied Engineering, Inc.** *I60 Veranda Street Portland, ME 04103 207.221.2260 XI 09 207.22I.2266 jhodsdon@allied-eng.com*
4. Testing Agency	TBD	
5. Testing Agency	*Elite Inspection Services*	*220 Industrial Way Portland. ME 04I03 207.797.2284*
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.

Qualitv Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category	*C*
Quality Assurance Plan Required (Y/N)	*Yes, See Below*

QUALITY ASSURANCE PLAN

- ✓ Description of seismic force resisting system and designated seismic systems:
  Ordinary Moment Resisting Frames
- ✓ Special Inspection and Testing Requirements, Type and Frequency of Testing, Type and Frequency of Special Inspections:
  See Attached Sheer 7 of 7 attached.
- ✓ Required Frequency and distribution of testing and special inspection reports:
  Periodic Testing as site conditions dictate, with daily summaries of testing results issued to SER for evaluation.
- ✓ Structural Observations Frequency and distribution of structural observation reports:
  None Required. SER to review Special Inspection/Testing summaries. (Section 1709)

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust)	*100 MPH*
Wind Exposure Category	*B*
Quality Assurance Plan Required (Y/N)	*No*

Statement of Responsibility

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

Qualifications of Inspectors and Testing Technicians

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided if requested.

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge deems it appropriate that the individual performing a stipulated test or inspection have a specific certification or license as indicated below, such designation shall appear below the Agency Number on the Schedule.

POSE	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

Item	Agency # (Qualif.)	Scope
1. Shallow Foundations	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	PE/GE	Perform sieve tests (ASTM D422 & 01140) 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.

Item	Agency # (Qualif.)	Scope
1. Mix Design	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	SE	Shop Submittals
3. Reinforcement Installation	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	SE	Inspect sue, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.
7. Concrete Placement	ACI-CCI ICC-RCSI	Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly wnsolidated.
8. Sampling and Testing of Concrete	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	ACI-CCI ICC-RCSI	Inspect curing, cold weather protection and hot weather protection procedures.

Structural Steel

Item	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures ☐ Fabricator Exempt	SE AWS/AISC-SSI ICC-SWSI	Review shop fabrication and quality control procedures.
2. Material Certification	SE 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	SE AWWMSG SSI ICC-SWSZ	Inspect installation, field welding and bridging of joists. Frequency: Periodic
4. Bolting	AWS/AISC-SSI ICC-SWSI	Inspect installation and tightening of high-strength bolts. Verify that splines have separated from tension control bolts. Verify proper tightening sequence. Frequency: ✓ Continuous inspection of bolts in slip-critical connections.
5. Welding	AWS-CWI ASNT	Visually inspect all welds. Inspect pre-heat, post-heat and surface preparation between passes. Verify size and length of fillet welds. Frequency: ✓ Complete and Partial Pen. Groove welds: Continuous ✓ Multi-pass Fillet Welds: Continuous ✓ Single-pass fillet welds > 5/16" – Continuous ✓ Single-pass fillet welds < 5/16" - Periodic
7. Structural Details	PE/SE	Inspect steel frame for compliance with structural drawings, including bracing, member configuration and connection details. Frequency: ✓ Ultrasonic testing of 25% of all fill-penetration welds
8. Metal Deck	AWS-CWI	Inspect welding and side-lap fastening of metal roof deck. Frequency: ✓ Roof Deck Welds – Periodic

Fabricator's Certificate of Compliance

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: ***Riverton Elementary School Addition, Portland, ME***

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

Contractor's Statement of Responsibility

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.

Project: ***Riverton Elementary School Addition, Portland, ME***

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.

From: Anita LaChance
To: AJS@portlandmaine.gov
Date: 813012006 8:16:52 AM
Subject: Re: Riverton Follow-up

Aaron, I appreciate the follow-up. If Mike didn't review this then he ignored more than one email and at least on conversation on this topic. He clearly told both the contractor and I that there would be no problem getting the permit out to meet our schedule. If that changed he certainly never got back to me. My hope is that in his rush to clear off his desk, he reviewed the project and the administrative details got overlooked.

On the subject of sprinklers, it's my understanding that Riverton was constructed in such a way that it is considered more than one building, with fire breaks in between to meet code. The classrooms also have a direct egress to the outdoors. Our agreement with Capt. Cass was that we would include sprinklers in the bid as an alternate. Since the base bid came in over we clearly can't afford any of the alternates. Anything you can do to assist is appreciated.

Anita

Anita R. LaChance
Assistant City Manager
City of Portland
207-874-8673
>>> Aaron Shapiro 08/29/06 2:57 PM >>>
Anita,

I'm not feeling good about this.

1) Marge has signed off. Zoning review is complete. That's the good news.

2) Greg Cass (Fire) now has the project on his desk. He told me at about 11:30AM that he would get to it today. I'm not sensing that will happen. Greg talked to me about the building not being sprinkled. He doesn't like this, although apparently it's not technically required. Seems way, way to late for this discussion.
I'll stay in touch with him early tomorrow.

3) Maybe Mike Nugent was all set with this project, maybe he never reviewed it. Urban Insight has no information except that Building has not signed off. To get a permit this week seems unlikely as Mike won't be avaiable until next week. I'll e-mail Mike. Even on vacation he's probably checking every few minutes.

Aaron

>>> Anita LaChance 8/29/2006 8:59:53 AM >>>
I just spoke to the project manager myself and he was told that the hold-up was that this had to go through Zoning review and that it would take 2 weeks. With all due respect, we're expanding an existing school/community center and the project went through planning review...not sure how complicated this could possibly be.

Anita

Anita R. LaChance
Assistant City Manager
City of Portland
207-874-8673

From: Aaron Shapiro
To: Gregory Cass
Date: 8/30/2006 9:55:52 AM
Subject: Riverton School Project

Greg,

I received this follow up message from Anita Lachance.
—[redacted]
On the subject of sprinklers, it's my understanding that Riverton was constructed in such a way that it is considered more than one building, with fire breaks in between to meet code. The classrooms also have a direct egress to the outdoors. Our agreement with Capt. Cass was that we would include sprinklers in the bid as an alternate. Since the base bid came in over we clearly can't afford any of the alternates. Anything you can do to assist is appreciated.
—[redacted]

Thanks,

Aaron