Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

B[illegible]CTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 050302

PERMIT ISSUED
MAY 2 3 2005
CITY OF PORTLAND

This is to certify that Harkins James /Quality Cran[illegible]rvices

has permission to New construction steel buildi[illegible]w/ two b[illegible].

AT 326 Presumpscot St [illegible] 422 B009001

provided that the person or persons, [illegible]m or [illegible]epting this permit shall comply with all of the provisions of the Statutes of M[illegible]ne and of th[illegible]ances of the City of Portland regulating the construction, maintenance and u[illegible] of buildings and st[illegible]tures, 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.

N[illegible]ication[illegible] inspec[illegible]n must gi[illegible] and wr[illegible]n permis[illegible]n procu[illegible] b[illegible]e this b[illegible]ding or [illegible]t thereo[illegible] la[illegible]d or c[illegible]closed-in. H[illegible]R 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. Jay Kelley P.F.D. 4/29/2005

Health Dept.

Appeal Board

Other

Department Name

5/18/05

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:
05-0302		422 B009001

PERMIT ISSUED
MAY 23 2005
CITY OF PORTLAND

Location of Construction:	Owner Name:	Owner Address:	Phone:
326 Presumpscot St	Harkins James	31 Bates St	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Quality Crane Services	31 Bates St Portland	2078449057
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
	Proposed Use:	Commercial	I-L front R-3 rear

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Vacant Lot	Commerical new construction steel building w/ two bays	*$636.00*	$60,000.00	4

☑ Approved ☐ Denied

INSPECTION: Use Group: S-2 Type: 5B

5/18 OT

Signature: JLK PIO 4-29-05

Signature:

Proposed Project Description:
New construction steel building w/ two bays.

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions E, Denied

Signature: Date:

Permit Taken By:	Date Applied For:
dmartin	*03/23/2005*

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

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 7 Zone X	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☒ Site Plan #2003-0030	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☒ MM ☐	☐ Denied	Denied
OK w/ conditions		
Date: 3/31/05	Date	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

SITE OBSERVATIONS STATEMENT

Project: Quality Crane Building, 326 Presumpscott Street

Applicant: Mr. Jim Harkins
Quality Crane
31 Bates Street
Portland, ME 04103

SER: Casco Bay Engineering
424 Fore Street
Portland, ME 04101

CONTRACTOR: Quality Crane

iI accordance with Section 1704.0 of the 2003 International Building Code, it includes a list of site observations applicable to this project, as well as the name of the Site Observer(s), and the names of other agencies intended to be retained for conducting these observations.

The Site Observer shall keep records of all observations listed herein, and shall furnish observation reports to the Registered Design Professional of Record. **All** discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Registered Design Professional of Record. Interim reports shall be submitted to the Registered Design Professional of Record monthly, unless more frequent submissions are requested.

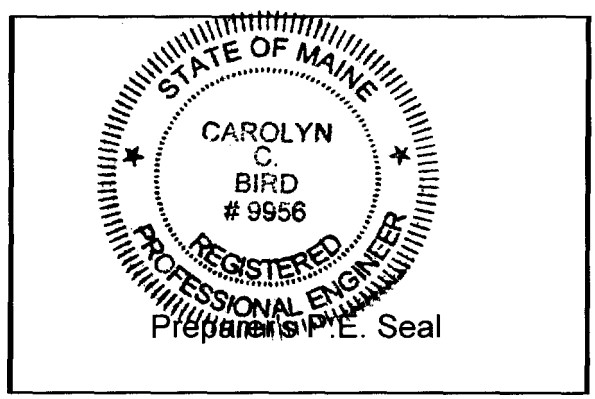
Job site safety is solely the responsibility of the Contractor. Materials and activities to be observed are not to include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared By:

Carolyn Bird, PE

4/12/05

Applicant's Authorization:



Preparer's P.E. Seal

LIST OF AGENTS

PROJECT: Quality Crane Building, 326 Presumpscott Street

STRUCTURAL ENGINEER OF RECORD: Casco Bay Engineering
424 Fore Street
Portland, ME 04101

ARCHITECT OF RECORD: Mark Mueller Architects
100 Commercial Street
Suite 207
Portland, ME 04101

Following is the List of Agents selected for performance of Site Observations for this project.

FIRM NAME

1a.	Site Observer(s):	Casco Bay Engineering 424 Fore Street Portland, ME 04101
1b.		S.W. Cole Engineering 286 Portland Road Gray, ME 04039-9586
1c.		Star Building Systems
2.	Testing Laboratory:	S.W. Cole Engineering
3.	Engineer of Record:	Casco Bay Engineering

TABLE 1 – STATEMENT OF SITE OBSERVATIONS

MATERIAL/ACTIVITY		EXTENT of OBSERVATION (Continuous, Periodic, Other, Exempt, None)	CO■■ENTS	AGENT #	DATE COMPLETED	REV #
1704.3 STEEL CONSTRUCTION						
1. Material Verification of high strength bolts, nuts, and washers.	a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Periodic	Issued from Star Buidling Systems	1c		
	b. Manufacturers Certificate of Compliance required.	Periodic	Issued from Star Building Systems	1c		
2. Observation of High – Strength Bolting	a. Bearing type connections	Periodic		1a		
	b. Slip – critical connections	None	No SC connections in building			
3. Material Verification of structural steel	a. Identification marking to conform to ASTM standards specified in the contract documents.	All	Verified by Star Building Systems	1c		
	b. Manufacturers certified mill test Reports.	Exempt	Engage AISC certified fabricator	1c		
4. Mate ı Ver□cation of weld filler mate ▬$: ■	a. Identification marking to conform to ASTM standards specified in the contract documents.	All	Verified by Star Building Systems	1c		
	b. Manufacturers Certificate of Compliance required.	≤xempt	Verified by Star Building Systems	1c		
5. Observation of Welding – Structural Steel	a. Single Pass fillet welds < 5/16"	NA				
	b. Floor and deck welds	NA				
6. Observation of Steel Frame Joint details for compliance with approved construction documents.	a. Bracing connections	Periodic		1a		
	b. Member locations	Periodic		1a		
	c. Application of joint details at each connection.	Periodic		1∃		

TABLE 1 – STATEMENT OF SITE OBSERVATIONS, cont.

MATERIAL/ACTIVITY		EXTENT of OBSERVATION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
1704.4 CONCRETE CONSTRUCTION						
1. Observation of reinforcing steel, including placement.		Periodic		1a		
2. Observation of reinforcing steel welding		NA				
3. Observe bolts embedded into concrete prior to and after placement of concrete.		Periodic	Verify Embedment	1a		
4. Verify use of required concrete mix design(s)		Periodic	SER review and approve mix design prior to installation. SI verify delivery ticket matches approved mix design.	1a		
5. Sample fresh concrete for strength tests, perform slump and air content tests, and determine temperature of concrete.		Continuous		1b		
6. Observation of concrete placement for proper techniques.		Continuous		1b		
7. Observation for maintenance of specified curing temperature and techniques.		Periodic		1b		
1704.5 MASONRY CONSTRUCTION - Level 1 Site Observation for non-essential facility – 1704.5.2						
1. As Masonry Construction begins, the following shall be verified to ensure conformance	a. Proportions of site-prepared mortar	NA				
	b. Construction of mortar joints	NA				
	c. Location of reinforcement	NA				
	d. Pre-stressing technique	NA				
	e. Grade and size of pre-stressing tendons.	NA				
2. The Observation program shall verify the following:	a. Size and location of structural elements.	NA				
	b. Type, size, and location of	NA				

TABLE 1 – STATEMENT OF SITE OBSERVATIONS, cont.

MATERIAL/ACTIVITY		EXTENT of OBSERVATION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
	embedded anchors.					
	c. Size, grade, and type of reinforcing	NA				
1704.5 MASONRY CONSTRUCTION - Level 1 Site Observation for non-essential facility – 1704.5.2						
2. The Observation program shall verify the following, cont:	d. welding of reinforcing bars	NA				
	e. Protection of Masonry during cold weather (temp. below 40 deg F.)	NA				
	f. Application and measurement of pre-stressing reinforcement	NA				
3. Prior to grouting, the following shall be verified to ensure compliance.	a. Grout space is clean	NA				
	b. Placement of reinforcement	NA				
	c. Proportions of site-prepared grout	NA				
	d. Construction of mortar joints	NA				
4. Grout placement shall be verified to ensure compliance with code and construction document provisions.		NA				
5. Preparation of any grout specimens, mortar specimens and/or prisms shall be observed		NA				
6. Compliance with required observation provisions of the construction documents and the approved submittals shall be verified.		NA				
1704.6 WOOD CONSTRUCTION						
1. Vertical Shearwalls	a. Observe sheathing size, grade, and thickness for conformance with construction documents.	NA				
	b. Observe sheathing fastener size and pattern for conformance with construction documents.	NA				
	c. Verify attachment to supporting elements is per contract documents.	NA				

SCHEDULE OF SITE OBSERVATION SERVICES

MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	COMPLETED
1704.2 Observation of Fabricators					
Verify fabrication/quality control procedures.	In-plant review	Y			
1704.3 Steel Construction					
High-strength bolts, nuts, and washers.	Review material markings and certificates of compliance	Y		1c	
Observation of high-strength bolting.	Field observation	Y		1a	
Structural steel	Review certified test reports	Y		1c	
Weld filler materials.	Review certificate of compliance and field verification	Y		1b/1c	
Structural steel welding.	Shop and field observation	Y		1b/1c	
Reinforcing steel welding.	Shop and field observation	N			
Observation of steel frame joint details for compliance with approved construction documents.	Field observation	Y		1a	
1707.2 Structural Steel					
Continuous observation of structural welding in accordance with AISC Seismic Provisions	Shop and field observation	Y		1c	
1708.4 Structural Steel					
Ultrasonically test for discontinuities behind and adjacent to welds with base metal thicker than 1.5 inches where subject to through-thickness weld shrinkage strains.	Shop and field testing			1c	
1704.4 Concrete Construction					
Observation of reinforcing steel installation.	Field observation	Y		1a	
Observation of prestressing steel installation.	In-plant or field observation	N			
Prestressed concrete force application.	In-plant or field review	N			
Observation of cast-in-place bolts.	Field observation	Y		1a	
Verification of required design mix.	Review submittals	Y		1a	
Fresh concrete sampling.	Field testing	Y		1b	

SCHEDULE OF SITE OBSERVATION SERVICES

MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	COMPLETED
Concrete placement.	Field review	Y		1b	
Concrete curing operations.	Field review	Y		1c	
Erection of precast concrete members.	Field review	N			
Evaluation of concrete strength.	Field testing and review laboratory reports	Y		1c	
Verification of in-situ concrete strength, prior to stressing of tendons in posttensioned concrete and prior to removal of shores and forms from beams and structural slabs.	Review field testing and laboratory reports	N			
1708.3 Reinforcing and Prestressing Steel					
Review certified mill test reports	Field review	N			
Verify reinforcing steel weldability	Review testing reports	N			
1704.5 Masonry Construction					
Verify proportions of site prepared mortar and grout.	Review submittals	N			
Verify construction of mortar joints.	Field observation	N			
Verify location of reinforcement and connectors.	Field observation	N			
Verify size and location of structural masonry elements.	Field and submittal review	N			
Verify type, size, and location of anchors, including details of anchorage of masonry to structural members, frames, or other construction.	Field observation	N			
Verify size, grade, and type of reinforcement.	Field observation	N			
Verify welding of reinforcing bars.	Field observation	N			
Verify protection of masonry during hot/cold weather.	Field observation	N			
Verify grout space is clean prior to grouting.	Field observation	N			
Verify grout placement complies with code and construction document provisions.	Field observation	N			

SCHEDULE OF SITE OBSERVATION SERVICES					
		APPLICABLE TO THIS PROJECT			
MATERIAL / ACTIVITY	SERVICE	Y/N	EXTENT	AGENT*	COMPLETED
Observe preparation of grout specimens, mortar specimens, and/or prisms.	Field review	N			
1708.1 Masonry					
Certificates of compliance used in masonry construction	Review submittals	N			
Verification of *f'm* prior to construction	Review submittals and field testing	N			
Verification of *f'm* every 5000 SF during construction	Review submittals and field testing	N			
Verification of proportions of materials in mortar and grout as delivered to the site	Field review	N			
1704.7 Soils					
Verify site preparation complies with approved soils report.	Field observation	Y		1c	
Verify placement and compaction of fill materials complies with approved soils report.	Field observation	Y		1c	
Verify dry-density of compacted fill complies with approved soils report.	Review field testing	Y		1c	
1704.8 Pile Foundations					
Observe installation of pile foundations.	Field observation	N			
Observe pile foundation load tests.	Review field testing	N			
1704.9 Pier Foundations					
Observe installation of pier foundations.	Field observation	Y		1a	
1707.3 Structural Wood					
Continuous observation of field gluing operations of elements of the seismic-force resisting system.	Field observation	N			
Periodic observation of nailing, bolting, anchoring and other fastening of components with the seismic-force-resisting system.	Shop and field observation	N			
1707.4 Cold-formed Steel Framing					

SCHEDULE OF SITE OBSERVATION SERVICES					
		APPLICABLE TO THIS PROJECT			
MATERIAL / ACTIVITY	SERVICE	Y/N	EXTENT	AGENT*	COMPLETED
Periodic observation during welding operations of elements of the seismic-force-resisting system.	Shop and field observation	N			
Periodic observations for screw attachment, bolting, anchoring and other fastening of components within the seismic-force-resisting system.	Shop and field observation	N			
1704.10 Wall Panels/Veneers					
Observe installation of exterior and interior architectural wall panels.	Field observation	N			
Observe anchoring of veneers to the building structure.	Field observation	N			
1704.11 Sprayed Fire-resistant Materials					
Verify surface condition preparation of structural members.	Field observation	N			
Verify application of sprayed fire-resistant materials.	Field observation	N			
Verify average thickness of sprayed fire-resistant materials applied to structural members.	Field observation	N			
Verify density of the sprayed fire-resistant material complies with approved fire-resistant design.	Field observation and submittal review	N			
Verify the cohesive/adhesive bond strength of the cured sprayed fire-resistant material.	Field observation and submittal review	N			
1704.12 Exterior Insulation and Finish Systems (EIFS)					
Observe EIFS applications.	Field observation	N			
1704.14 Smoke Control Systems					
Test smoke control systems.	Field testing	N			

SCHEDULE OF SITE OBSERVATION SERVICES					
		APPLICABLE TO THIS PROJECT			
MATERIAL / ACTIVITY	SERVICE	Y/N	EXTENT	AGENT*	COMPLETED
1704.13 Special Cases (work unusual in nature, including but not limited to alternative construction materials, unusual design applications, systems or materials with special manufacturer requirements. Attach 8 1/2x11 if needed).		N			
1707.5 Storage Racks and Access Floors					
Periodic observation during the anchorage of access floors and storage racks 8 feet or greater in height.	Field observation	N			
1707.6 Architectural Components					
Periodic observation during the erection and fastening of exterior cladding	Field observation	N			
Periodic observation during the erection and fastening of nonload bearing walls.	Field observation	N			
1707.7 Mechanical and Electrical Components					
Periodic observation during the anchorage of electrical equipment for emergency or standby power systems	Field observation	N			
Periodic observation during the anchorage of other electrical equipment	Field observation	N			
Periodic observation during installation of piping systems intended to carry flammable, combustible, or highly toxic contents and their associated mechanical units.	Field observation	N			
Periodic observation during the installation of HVAC ductwork that will contain hazardous materials	Field observation	N			
1708.5 Mechanical and Electrical Equipment					

SCHEDULE OF SITE OBSERVATION SERVICES

MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT Y/N	EXTENT	AGENT*	COMPLETED
Submit certificate of compliance for designated seismic system components	Submittal review	N			
1707.8 Seismic Isolation System					
Periodic observation during the fabrication and installation of isolator units and energy dissipation devices used as part of the seismic isolation system.	Shop and field observation	N			

* Observation AGENTS FIRM	ADDRESS	TELEPHONE NO.
1a. Casco Bay Engineering	424 Fore St., Portland, ME	842-2800
1b. S.W. Cole Engineering	286 Portland Rd, Gray, ME	657-2866
1c. Star Building Systems		
4.		
5.		
6.		

Note: The observation and testing agent(s) shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be observeed or tested. Any conflict of interest must be disclosed to the Building Official prior to commencing work. The qualifications of the observation Agent(s) may be subject to the approval of the Building Official.

Is the Schedule of Special observation Services part of a Quality Assurance Plan as defined in Sections 1705 or 1706 of the Building Code? Yes No

DATE:

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:
05-0302	03/23/2005	422 B009001

Location of Construction:	Owner Name:	Owner Address:	Phone:
326 Presumpscot St	Harkins James	31 Bates St	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Quality Crane Services	31 Bates St Portland	(207) 874-9957
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

Commerical new construction steel building w/ two bays	New construction steel building w/ two bays.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/30/2005

Note: **Ok to Issue:** ☐

1) It is noted that this permit does not include a new single family home which was included on your original site plan approval. You will need separate permits prior to construction of the single family dwelling in the rear R-3 Zone on this property.

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

3) 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:** 05/18/2005

Note: **Ok to Issue:** ☑

1) Must provide HVAC and Mechanical plans prior to that phase commencement.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Jay Kelley **Approval Date:** 04/29/2005

Note: **Ok to Issue:** ☑

I) NFPA liffe safety code to be followed

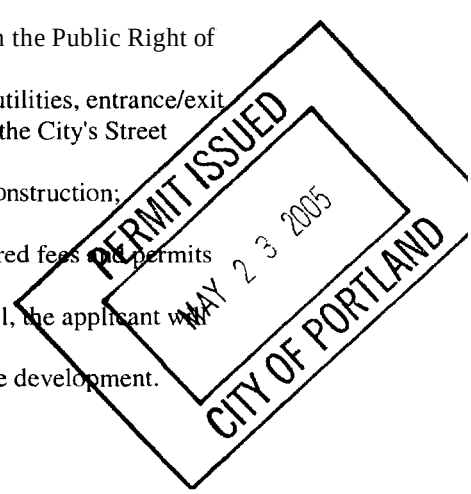
2) Building to constructed according to plans.

Dept: Engineering **Status:** Open **Reviewer:** Tony **Approval Date:**

Note: PUBLIC WORKS ENGINEERING REVIEW ...3/18/03 **Ok to Issue:** ☐

I have reviewed the submittal dated February 19, 2003 and offer the following comments:

1. On sheet C-4, the plan specifies a force main connection into a private force main sewer in the Presumpscot Street right of way. The applicant must show evidence of an agreement with the owner of this force main to make such a connection.
2. The plans must specify radial granite curbing along the driveway entrance/exit, within the Public Right of way.
3. The plans must the proposed limits of excavation within the right of way, specific to utilities, entrance/exit and granite curbing installation. These construction limits must be in conformance with the City's Street Opening Ordinance.
4. The "detail sheets" must include construction details for the proposed entrance/exit construction; installation of granite curbing.
5. The applicant is advised to contact Carol Merritt at Public Works regarding the required fees and permits associated with exacavation within the public right of way.
6. Upon receiving Planning Board and/or Planning Department approval of this proposal, the applicant will supply Jon Giles at Public Works with a CADD file of this development proposal.
7. The applicant must obtain utility capacity letters for the proposed utilities servicing the development.



Location of Construction:	Owner Name:	Owner Address:	Phone:
326 Presumpscot St	Harkins James	31 Bates St	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Quality Crane Services	31 Bates St Portland	(207) 874-9957
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

☑

Dept: Planning **Status:** Approved **Reviewer:** Sarah Hopkins **Approval Date:** 04/04/2003

Note: **Ok to Issue:** ☑

Comments:

5/4/2005-mjn: Awaiting final mezzanine design, Seismic Quality assuarance plan, Contractor's responsibility form see cover of Checklist for details....Owner and Design team have

FROM DESIGNER: MARK MUELLER

DATE: 02/21/05

Job Name: HARKIN / QUALITY CRANE

Address of Construction: 31 BATES ROAD - PORTLAND MAIN

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) S-2

Type of Construction 5-B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NO

Is the Structure mixed use? NO if yes, separated or non separated (see Section 302.3)

Supervisory alarm system? NO Geotechnical/Soils YES - SEE ATTACHED

STRUCTURAL **DESIGN** CALCULATIONS

_____ Submitted for **all** structural members *(106.1, 106.1.1)*

DESIGN LOADS ON CONSTRUCTION DOCUMENTS *(1603)*

Floor Area Use	Loads Shown
MEZZANINE - LIGHT STORAGE	125 PSF

Wind loads *(1603.1.4,* 1608)

(*) SEE ATTACHED METAL BLDG. PLANS

* Design option utilized *(1609.1.1, 1609.6)*

Basic wind speed **(7608.3)**

Building **category** and wind Importance factor, I_w *(Table* 1604.5, *7609.6,*

Wind exposure category (f *609.4)*

Component and cladding pressures *(1609.1.1, 1609.6.2.2)*

Main force wind pressures *(1609.1.1, 7609.6.2.7)*

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

* Design option utilized *(1614.1)*

Seismic use group ("Category") *(Table 1604.5, 1616.2)*

Spectral response coefficients, S_{DS} & S_{D1} *(1615.1)*

1802.2)

Live load reduction *(1603.*1.7, *1607.9, 1607.10)*

Roof live **loads** *(1603.1.2, 1607.11)*

Roof snow l

* SL

Ground snow load, P_g *(1608.2)*

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

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

If P_g > i 0 **psf, snow load** Importance factor, I_s *(Table 1604.5)*

Roof thermal factor, C_t *(Table 1608.3.2)*

Sloped roof **snowload,** P_s *(1608.4)*

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

Basic seismic-force-resisting system *(Table 1617.6.2)*

Response modification coefficient, R_I and deflection amplification factor, C_d *(Table 1617.6.2)*

Analysis procedure *(1616.6, 1617.5)*

Design base shear *(1617.4, 1617.5.1)*

N/A Floodhazard area *(1612.3)*

_____ Elevation of structure

Other loads

N/A Concentrated loads *(1607.4)*

_____ Partition loads *(1607.5)*

_____ Impact loads *(1607.8)*

_____ 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: MARK MUELLER ARCHITECTS

Address of Project: 324 PRESUMSCOTT ST.

Nature of Project: CONSTRUCTION OF NEW METAL BUILDING

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.

Signature:

Title:

(SEAL)

Firm: MARK MUELLER ARCHITECTS

Address: 100 COMMERCIAL STR.
SUITE 205
PORTLAND, MAINE 04101

Phone: 774-9057

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 16 2005
RECEIVED

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: MARK MUELLER ARCHITECTS

RE: Certificate of Design

DATE: MAY 5, 2005

These plans and / or specifications covering construction work on:

HARKIN QUALITY CRAFT BUILDING

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

(SEAL)

Signature:

Title:

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.

Firm: MARK MUELLER ARCHITECTS INC

Address: 100 COMMERCIAL STR. SUITE 100
PORTLAND, MAINE

Star Building Systems

P.O. Box 94910
Oklahoma City, OK 73143
(405) 636-2010
1-800-879-7827
FAX (405) 636-2419

May 6,2005

BROWN CONSTRUCTION INC
PO BOX 1217
PORTLAND, ME 04104-1217

Subject: JAMES HARKINS
PORTLAND, ME
Star Job Number 11-B-12162

Gentlemen:

This is to address Chapter 17 of the International Building Code, 2003 edition.

A quality assurance plan for seismic requirements, as outlined below, is being provided as the project structure is assigned to Seismic Design Category D.

1. The rigid frame columns and rafters at column lines 1 – 4 and the sidewall rod bracing at elevations A and C make up the seismic-force-resisting systems for this project.
2. Special inspection of the material fabrication is not required. Star has obtained fabricator approval in accordance with section 1704.2.2. A copy of the Certificate of Accreditation is attached. The installation of the bolts in the connection between the rigid frame column and rafter shall be periodically inspected.
3. Testing is not required
4. Special inspection of the installation of the bolts in the connection between the rigid frame column and rafter is required. These joints are bearing type connections. Star recommends the turn-of-nut method with match marking techniques are used which will allow for periodic monitoring. Field inspection is not by Star.
5. Upon completion of the building erection, a report on the bolt installation inspection is to be provided to the Engineer of Record and the Building Owner.
6. Structural observation is not required.
7. Report for structural observation is not required.

Cordially,

STAR BUILDING SYSTEMS
Materials for Metal Buildings
a Robertson Ceco Company

Dennis P. Watson, P.E.
Director of Engineering

/dc

International Accreditation Service, Inc.

CERTIFICATE OF ACCREDITATION

This is to signify that

STAR BUILDING SYSTEMS
POST OFFICE BOX 94910
OKLAHOMA CITY, OKLAHOMA 73143

Fabricator Inspection Program FA-407
(Revised August 31, 2004)

has demonstrated that its inplant inspection program for structural steel fabrication is in compliance with the International Accreditation Service, Inc., requirements for accreditation and is recognized under Section 1701.7 of the 1997 *Uniform Building Code*™ and Section 1704.2.2 of the 2000 *International Building Code*®. This certificate is valid for two years, commencing August 1, 2004.

Fabrication inspection procedures covered by this certificate are conducted in accordance with the fabricator's approved quality control manual. Periodic plant inspections are conducted by Professional Service Industries, Inc. (AA-660), at 151 Judge Don Lewis Road, Elizabethton, Tennessee, to monitor the fabricator's quality system. Accreditation is limited to the specified inspections related to the fabrication processes and procedures only. Accreditation does not cover the product, or the design or performance characteristics of the fabricated product.

Patrick V. McCullen
Vice President

C. P. Ramani, P.E
President

This accreditation certificate supersedes any IAS accreditation certificate bearing an earlier date. The certificate becomes invalid upon suspension, cancellation, revocation, or expiration of accreditation. See the IAS *Accreditation Listings* on the web at www.iasonline.org for current accreditation information, or contact IAS directly at (562) 699-0541. Print Date: 08/31/2004

Permit Number

Checked By/Date

Envelope Compliance Certificate
Standard 90.1-2001

COMcheck-EZ Software Version 3.0 Release 2

Data filename: C:\Program Files\Check\COMcheck-EZ\Brown JamesHarkins.cck

Section 1: Project Information

Project Name:	James Harkins 326 Presumpscot Street Portland, ME 04104
Designer/Contractor:	Brown Construction Inc Portland, ME 04104
Document Author:	Steve Neff 800-231-6201 ext 130

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 16 2005
RECEIVED

Section 2 General Information

Building Location (for weather data):	Portland, Maine
Heating Degree Days (base 65 degrees F):	7378
Cooling Degree Days (base 50 degrees F):	1943
Building type for envelope requirements:	Semi-Heated
Project Type:	New Construction
Window / Wall Ratio:	0.00

Buildine Type	Floor Area
Workshop	4500

Section 3: Requirements Checklist

Bldg. Dept. Use		
		Semi-Heated Building or Space
[ ]		1. Heating system capacity less than 20 Btu/(h. sq.ft).
[ ]		2. Building does not have any cooling system.
		Insulation
[ ]		3. Open-blown or poured loose-fill insulation has not been used in attic roofspaces with ceiling slope greater than 3 in 12.
[ ]		4. Wherever vents occur, they are baffled to deflect incoming air above the insulation.
[ ]		5. Recessed lights, equipment and ducts are not affecting insulation thickness.
[ ]		6. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
[ ]		7. All exterior insulation is covered with protective material.
[ ]		8. Cargo and loading dock doors are equipped with weather seals.
		Fenestration and Doors

[ ] 9. Windows and skylights are labeled and certified by the manufacturer for U-factor and SHGC.
[ ] 10. Fixed windows and skylights unlabeled by the manufacturer have been site labeled using the default U-factor and SHGC.
[ ] 11. Other unlabeled vertical fenestration, operable and fixed, that are unlabeled by the manufacturer have been site labeled using the default U-factor and SHGC. No credit has been given for metal frames with thermal breaks, low-emissivity coatings, gas fillings, or insulating spacers.

Air Leakage and Component Certification

[ ] 12. All joints and penetrations are caulked, gasketed, weather-stripped, or otherwise sealed.
[ ] 13. Windows, doors, and skylights certified as meeting leakage requirements.
[ ] 14. Component R-values & U-factors labeled as certified.
[ ] 15. Building entrance doors have a vestibule and equipped with closing devices.
Exceptions:
Buildings less than four stories above grade, building entrances with revolving doors.
Doors that open directly from a space less than 3000 sq. ft. in area.

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 Building, Standing Seam	4500	*19.0*	*0.0*	*0.065*	*0.097*
Exterior Wall 1: Metal Building Wall	4400	13.0	*0.0*	0.113	0.113
Door 1: Insulated Metal, Non-Swinging	672	—	—	0.200	1.450
Exterior Wall 2: Solid Concrete 8" Thickness Medium Density , Furring: None	1080	—	1.0	0.363	0.580

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

Envelope PASSES: Design 25% better than code

Section 4: 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 Standard 90.1-2001 requirements in COMcheck-EZ Version 3.0 Release 2 and to comply with the mandatory requirements in the Requirements Checklist.

STEVE NEFF
Principal Envelope Designer-Name

Signature

5/9/05
Date

QUALITY CRANE SERVICES, INC.

Prompt, Reliable Service

207-818-8888

James Harkins

31 Bates Street -Portland. ME 04103

Man Basket
Spreader Bars
Trusses
HVAC Units

Scalepans
Concrete Buckets
Steel Erection
General Crane Work

Contractor Responsibility:

1. Quality Crane Services Inc. acknowledges awareness of the special requirements contained in the quality assurance plan.

2. Quality Crane Services Inc. will construct this building within the specifications set forth by Star Building Co. and city of Portland standards – structural and seismic components will be inspected by licensed state of Maine structural engineer and documented as required.

3. All work to be inspected by James Harkins, President of Quality Crane Services Inc. Photographs and check off sheets for all items listed m special inspections to be maintained by Quality Crane Services Inc.

4. James Harkins will be responsible for scheduling all inspections with the city and proper design professionals. James Harkins has 26 year of experience in heavy and industrial construction.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 16
RECEIVED

QUITCLAIM DEED WITH COVENANT
Maine Statutory Short Form

26863 & 10706 P 270

MAINE REAL ESTATE TAX PAID

KNOW ALL BY THESE PRESENTS, THAT TIMOTHY E. SANDERS of Yarmouth, Maine, ANNE S. MYERS of Yarmouth, Maine, MARION SANDERS LEITER (formerly Marion Sanders) of Yarmouth, Maine, LUCINDA WASHBOURNE of Sutton, Massachusetts, SUZANNE T. ARNOLD of Falmouth, Maine, NATHAN W. THOMPSON of Yarmouth, Maine and B. TUCKER THOMPSON of Yarmouth, Maine, for consideration paid, grant to EDWARD BENJAMIN of Cape Elizabeth, Maine, whose mailing address is 28 Eastman Road, Cape Elizabeth, Maine, with QUITCLAIM COVENANTS, the land in the City of Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land seven (7) rods wide, situated in Portland and lying between Ocean Avenue and Presumpscot Street and bounded and described as follows:

Beginning at the northeasterly corner of what was formerly James Barbour's house lot on the southeasterly side of Ocean Avenue; thence southeasterly by said land formerly of James Barbour sixteen (16) rods, more or less; thence northeasterly (said direction being north thirty-four degrees (34°) east in 1854) a distance of one (1) rod to a stake; thence southeasterly by land formerly of Richard Swett to the northwesterly side line of Presumpscot Street; thence northeasterly by said northwesterly side of Presumpscot Street seven (7) rods to a point; thence northwesterly in a straight line, holding a width of seven (7) rods from the northeasterly line of said land formerly of Swett until the same is passed, to said southeasterly side of Ocean Avenue; thence southwesterly by said southeasterly side of Ocean Avenue to the point of beginning.

EXCEPTING that portion of the above-described premises conveyed by the said Marion E. Thompson to Gordon P. Johnson by deed dated November 1, 1976, recorded in said Registry of Deeds in Book 3936, Page 209.

Being a portion of the premises conveyed to Marion E. Thompson by Randall & McAllister, by deed dated November 7, 1950, recorded in said Registry of Deeds in Book 2024, Page 100; Marion E. Thompson having deceased on November 6, 1982, and her estate having been duly probated in the Cumberland County Probate Court, Docket No. 82-1139. The premises were conveyed to the Grantors by deeds dated

TO: John Belisle

(2)

B 26863 P 10706 P: 271

October 3, 1985, and recorded in the Cumberland County Registry of Deeds at Book 6989, Pages 255 and 257.

WITNESS our hands and seals on May 20, 1993.

Witness — TIMOTHY E. SANDERS

Witness — ANNE S. MYERS

Witness — MARION SANDERS LEITER

Witness — LUCINDA WASHBOURNE

Witness — SUZANNE T. ARNOLD

Witness — NATHAN W. THOMPSON

Witness — B. TUCKER THOMPSON

State of Maine
County of Cumberland, ss. May 20, 1993

Then personally appeared the above-named Timothy E. Sanders and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Notary Public
Attorney At Law

Print Name: _____

Recorded
Cumberland County
Registry of Deeds
05/20/93 10:41:29AM
John B. O'Brien
Register

3922U

-2-

KATHARINE W. FOLEY
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES FEBRUARY 28, 1998

SEAL

Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning end Development Department
Lee D. **Urban, Director**

Planning Division
Alexander Jaegerman, Director

February 4.2005

James Harkins IV
31 Bates Street
Portland. ME **04**103

RE: Quality Crane at 326 Prcsumpscot Street
CBL: **422 B009001**

Dear Mr. Harkins:

Thank you for your recent letter requesting an extension to your site plan approval for the industrial building located in the vicinity of 326 Presumpscot Street. I understand that your request is based on the fact that you estimate construction to begin this spring.

In my capacity as Planning Division Dircctor for the City of Portland, I am granting your request to extend your approval to April 4,2006.

If you have any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Dircctor
Sarah Hopkins, Development Review Services Manager
Jay Reynolds. Development Review Coordinator
Marge Schmuckal. Zoning Administrator
Inspections Division
Michael Bobinshy. Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall. Fire Prevention
Assessor's Office
Approval Letter File

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
FEB 1 4 2005
RECEIVED

O:\PLAN\DEVREVW\PRESUMP326 EXTENSIONLETTER.DOC

Applicant: James Harkin - Quality Crane Date: 3/30/05

Address: 326 Presumpscot St C-B-L: 422-B-9

CHECK-LIST AGAINST ZONING ORDINANCE

Date - VACANT lot - Quality Crane Service Application # 05-0302

Zone Location - IL front & R-3 zone in rear

Interior or corner lot -

Proposed Use/Work - to construct New 60'x75' Steel Bldg - 2 BAYS for light industrial / Storage / Crane garage (NO Single family in rear AT This time - but APPROVED under Site Plan)

Sewage Disposal - City

Lot Street Frontage - 60' min - ≈117'

Front Yard - ~~40' min~~ 25' min - 157' scaled

Rear Yard - 40' min (Abuts res. zone in rear) — 40'± shown

Side Yard - 25' min - 25' & 30' shown - ok
Abuts An IL Zone

Projections -

Width of Lot - N/A

Height - 45' MAX - 21' 3" shown

Lot Area - No min req - 86,965 ☐'

Lot Coverage/Impervious Surface - 65% MAX = 56,527.25 ☐' max

Area per Family - N/A

Off-street Parking - 1 per 1,000 ☐' - 4,500 ☐' ÷ 1000 = 5 pkg spaces req - 7 spaces shown ok

Loading Bays - 2 shown

24 x 65 = 1560

74 x 211 = 15614

17,174 ☐' shown

Site Plan - minor # 2003-0030

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 Zone A

PAVEMENT SETBACK: 15' min - 15' scaled - ok

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

2003-0030
Application I. D. Number

02/19/2003
Application Date

James Harkins IV
Applicant

31 Bates Street, Portland. ME 04103
Applicant's Mailing Address

Quality Crane Services
Project Name/Description

Consultant/Agent

326 - 326 Presumpscot St, Portland, Maine
Address of Proposed Site

Agent Ph: **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

422 BO09001
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 ☐ Other (specify)

4500 s.f.
Proposed Building square Feet or # of Units

Acreage of Site

IL
Zoning

Check Review Required:

☑ Site Plan (major/minor)
☐ Subdivision # of lots
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other

Fees Paid: Site Plan **$400.00** Subdivision Engineer Review **$340.00** Date **06/09/2003**

Planning Approval Status:

Reviewer **Sarah Hopkins**

☑ **Approved**
☐ **Approved w/Conditions** See Attached
☐ **Denied**

Approval Date **04/04/2003** Approval Expiration **04/04/2004** Extension to ☐ Additional Sheets Attached

☑ **OK** to Issue Building Permit **Sarah Hopkins** signature **06/1012003** date

Performance Guarantee ☐ **Required*** ☐ **Not Required**

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

☑ performance Guarantee Accepted	**06/09/2003** date	**$17,000.00** amount	**04/04/2005** expiration date
☐ Inspection Fee Paid	date	amount	
☐ Building Permit Issue	da		
☐ Performance Guarantee Reduced	dal		
☐ Temporary Certificate of Occupancy	date		
☐ Final Inspection	date		
☐ Certificate Of Occupancy	date		
☐ Performance Guarantee Released	date		
☐ Defect Guarantee Submitted	submitted da		
☐ Defect Guarantee Released	date		

Inspections

Mike Nugent - 31 Bates Rd.

From: Mike Nugent
To: Mark@muellerarchitects.com
Subject: 31 Bates Rd.

I have commenced the review of the above permit and need the following to continue:

1) Geotechnical review of the site.
2) A complete statement of special inspections (Please reveiw all of chapter 17)
3) The ships ladder is not allowed for storage access. A stairway must be constructed that complies with Section 1009 of the Code.
4) The loads for the storage area must be at least 125 psf, this is not reflected in the construction documents.
5) The certification states that there are no mixed uses...what about the office areas? Would you like these reveiwed as separated or non separated mixed uses (see Section 302.3)
6) You are classifying your type of construction as 5B in order to have wood elements in side I assume?
7) Are there going to be HVAC or other units suspended from the Structure? if so have the anticipated loads been specifically allowed for in the structural design.
8) No Plumbing, electrical and mechanical plans have been submitted.
9) Need .pdf files for all construction documents.

QUALITY CRANE SERVICES, INC.
Prompt, Reliable Service

207-818-8888
James Harkins
31 Bates Street - Portland, ME 04103

Mast Basket
Spreader Bars
Trusses
HVAC Units

Scalepans
Concrete Buckets
Steel Erection
General Crane Work

Fax Cover Sheet

Fax To: Mike Nugent Date 4/8/25

Fax From: James Harkins

Number of Pages Including Cover Sheet 8

Mike Here is another copy of my Geo Tech reports. I have 3 pages that are areas that the P.P.F File was included in my application Eric Dube will send over inspection statement for Foundation. Need Permit ASAP! Will straighten out Interior road work when Mark returns. Need Building permit ASAP!

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: MARK MUELLER ARCHITECTS

RE: Certificate of Design

DATE: MAY 5, 2005

These **plans** and/ or specifications covering construction work on:

HARKIN QUALITY GRADE BUILDING

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

(SEAL)

Signature: Mark Mueller

Title: ARCHITECT

Firm: MARK MUELLER ARCHITECTS

Address: 100 COMMERCIAL STR.
SUITE 205
PORTLAND, MAINE
04101

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.

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

ACCESSIBILITY CERTIFICATE

Designer: MARK MUELLER ARCHITECTS

Address of Project: 326 PRESUMSCOTT ST.

Nature of Project: CONSTRUCTION OF NEW METAL BUILDING

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.

Signature:

Title: ARCHITECT

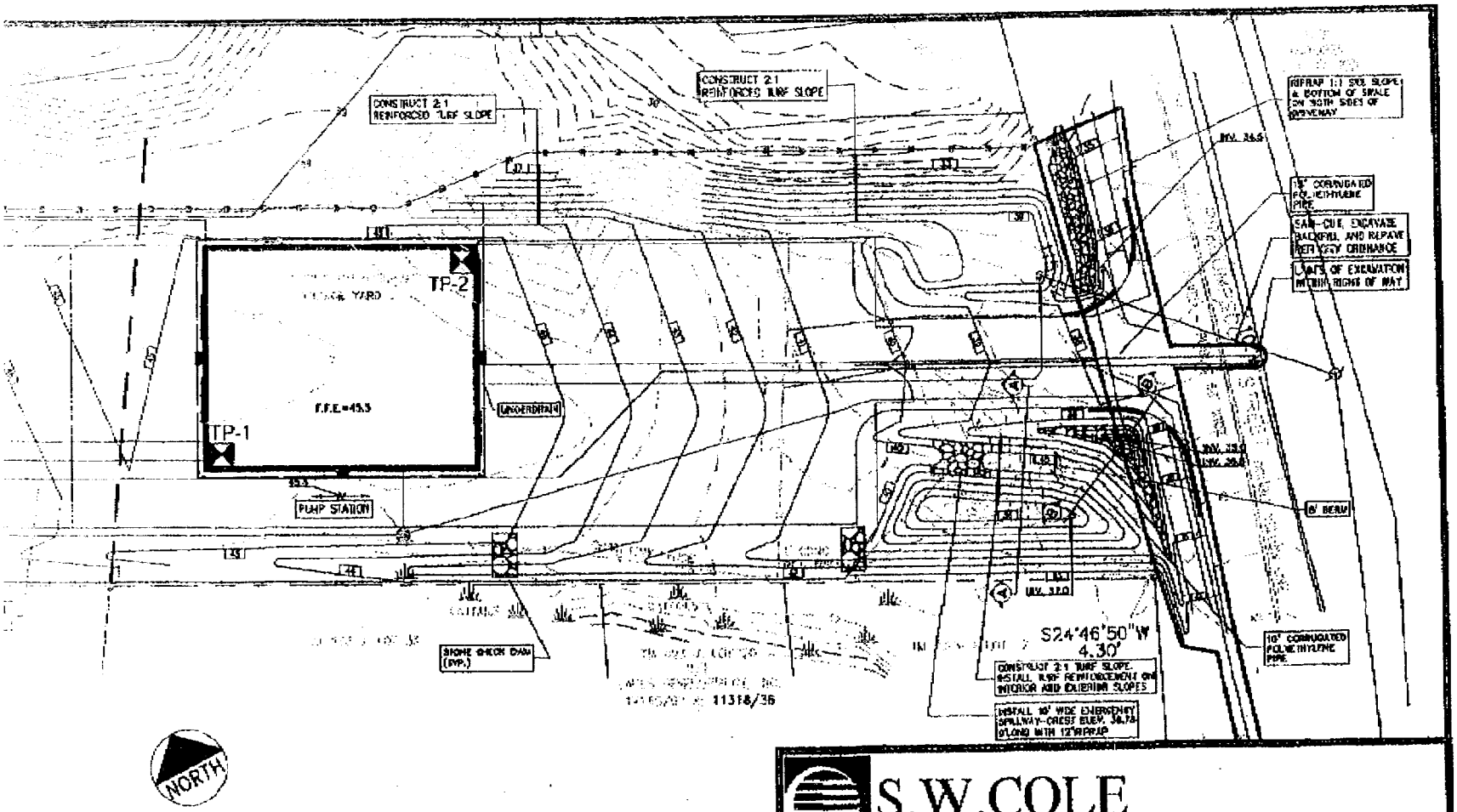
(SEAL)

Firm: MARK MUELLER ARCHITECTS

Address: 100 COMMERCIAL ST.
SUITE 205
PORTLAND, MAINE 04101

Phone: 774-9057

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.



LEGEND

Approximate Test Pit Location

S.W.COLE ENGINEERING, INC.

QUALITY CRANE

EXPLORATION LOCATION PLAN

Proposed Quality Crane Garage
326 Presumpscot Street
Portland, Maine

Job No. 04-1183 S
Date : 11/23/04

Scale 1" = 40'
Sheet 1

CASCO BAY ENGINEERING

CIVIL & **STRUCTURAL** ENGINEERING

424 **Fore St., Portland, ME 04101** Phone 207.842.2800 **Fax** 207.842.2828

TRANSMITTAL

To: Mr. Michael Nugent
City of Portland

From: Carolyn Bird
Casco Bay Engineering

Date: **4-1**2-05

RE: Quality Crane Services
Site Observations Statement

Enclosed: Site Observations Statement

Dear Mr. Nugent:

Attached is our initial Site Observations Statement for your review.

We have shown the 125 psf live load for the storage area on drawing SO under **the** Basis of Design section for your reference. We also emailed you the drawing .pdf files for your use. Please let us know if you have any questions of comments concerning this project.

Sincerely,

Carolyn Bird
Casco Bay Engineering

422 B 009
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
APR 13 2005
RECEIVED