

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 040755

Please Read Application And Notes, If Any, Attached

This is to certify that Maine Yacht Center Llc /The Meridan Corp  
has permission to pre-engineered steel bldg on foundation 14x60' 2-50' x 3-20'x100' SHRLL Only  
AT 100 Kensington St 429 G001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or otherwise used-in. HOUR NOTIFICATION REQUIRED.

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

### OTHER REQUIRED APPROVALS

Fire Dept. U.S.M.G.  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

*[Signature]*  
Director - Building & Inspection Services  
10/8/04

**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:<br>04-0755 | Issue Date: | CBL:<br>429 G001001 |
|-----------------------|-------------|---------------------|

|  |                                       |   |                      |
|--|---------------------------------------|---|----------------------|
| Location of Construction:<br>100 Kensington St | Owner Name:<br>Maine Yacht Center Llc | Owner Address:<br>65 Kensington St          | Phone:<br>842-9000   |
| Business Name:                                 | Contractor Name:<br>The Sheridan Corp | Contractor Address:<br>PO Box 359 Fairfield | Phone:<br>2074539311 |
| Lessee/Buyer's Name                            | Phone:                                | Permit Type:<br>Commercial                  | Zone:<br>IL          |

|  |   |  |   |                    |
|--|---|--|---|--------------------|
| Past Use:<br>Parking Lot   | Proposed Use:<br>Boat storage, offices, retail<br><i>SHELL ONLY</i> | Permit Fee:<br>\$2,415.00  | Cost of Work:<br>\$266,000.00   | CEO District:<br>4 |
| Proposed Project Description:<br>pse-engineered steel bldg on foundation unit 1 140'x260' 2-50'x90' 3-20'x100' |   | FIREDEPT:<br><input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied | INSPECTION<br>Use Group: <i>B/S/4</i> Type: <i>2B</i><br><i>10/5/04</i> |                    |
|  |   | Signature: <i>[Signature]</i>  | Signature: <i>[Signature]</i>   |                    |

|  |                              |
|--|------------------------------|
| PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  |                              |
| Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied | Signature: _____ Date: _____ |

|                             |                                 |
|-----------------------------|---------------------------------|
| Permit Taken By:<br>jodinea | Date Applied For:<br>06/08/2004 |
|-----------------------------|---------------------------------|

| Zoning Approval   |  |   |
|---|--|---|
| <b>Special Zone or Reviews</b><br><input type="checkbox"/> Shoreland <i>within but considered a marine use</i><br><input type="checkbox"/> Wetland <i>even a stone per state Dept</i><br><input checked="" type="checkbox"/> Flood Zone <i>Panel 7 AE/VE - Elev. A</i><br><input type="checkbox"/> Subdivision<br><input checked="" type="checkbox"/> Site Plan <i>#2004-0085</i><br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br><i>OK with conditions</i><br>Date: <i>[Signature]</i> | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: <i>[Signature]</i> | <b>Historic Preservation</b><br><input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: <i>[Signature]</i> |

**CERTIFICATION**

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

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

**City of Portland, Maine - Building or Use Permit**

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

|                              |  |                            |
|------------------------------|--|----------------------------|
| <b>Permit No:</b><br>04-0755 | <b>Date Applied For:</b><br>06/08/2004 | <b>CBL:</b><br>429 G001001 |
|------------------------------|--|----------------------------|

|   |  |  |                                 |
|---|--|--|---------------------------------|
| <b>Location of Construction:</b><br>100 Kensington St | <b>Owner Name:</b><br>Maine Yacht Center Llc | <b>Owner Address:</b><br>65 Kensington St          | <b>Phone:</b><br>( ) 842-9000   |
| <b>Business Name:</b>                                 | <b>Contractor Name:</b><br>The Sheridan Corp | <b>Contractor Address:</b><br>PO Box 359 Fairfield | <b>Phone:</b><br>(207) 453-9311 |
| <b>Tenant/Ressee/Buyer's Name</b>                     | <b>Phone:</b>                                | <b>Permit Type:</b><br>Commercial                  |                                 |

|   |  |
|---|--|
| <b>Proposed Use:</b><br>Boat storage/repair, marina offices, retail | <b>Proposed Project Description:</b><br>pre-engineered steel bldg on foundation unit 1 140'x260' 2-50'x90' 3-20'x100 |
|---|--|

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/28/2004

**Note:** 06/24/04 Marge received the stamped approved site plan from Kandi at 4:30 pm      **Ok to Issue:**

- 1) Please note that the approved use for this structure is a marina use with associated marina uses. There shall be no general offices of any kind EXCEPT those related to the marina use as allowed under the Shoreland Zone provisions.
- 2) Please note that Part I of the Floodplain forms shall be filled out and returned with the completed certificate of elevation when the first floor is established. The elevation given on the FEMA maps is 14 feet. The minimum floor elevation shall be a minimum of 16 feet to meet the City of Portland Ordinances. Your plans are showing a first floor elevation of 18.33 feet. AFTER the certificate of elevation and PART I form has been received and approved, work may continue for the rest of the structure under a PART II permit.
- 3) All of the attached Floodplain forms shall be appropriately filled out, signed and returned prior to the issuance of any certificates of occupancy or completion of the job.
- 4) Separate permits shall be required for any new signage.
- 5) 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:** 10/05/2004

**Note:**      **Ok to Issue:**

- 1) This is for the Shell of the building only, Separate tenant fit up permits are required for finish work in the spaces.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 06/29/2004

**Note:**      **Ok to Issue:**

- 1) the complete site shall be in compliance with NFPA 307
- 2) the fire alarm system and sprinkler system shall be tested in accordance with the appropriate standard and the results shall be submitted to the Portland Fire Department
- 3) fire extinguishers shall be installed in accordance with **NFPA** 10 standards
- 4) Application requires State Fire Marshal approval.
- 5) the fire alarm system shall be installed in accordance with NFPA 72 standards
- 6) the sprinkler system shall be installed in accordance with NFPA 13 standard

**Dept:** Fire      **Status:** Approved      **Reviewer:** Lt. MacDougal      **Approval Date:** 05/19/2004

**Note:**      **Ok to Issue:**

**Dept:** DRC      **Status:** Approved      **Reviewer:** Sebago Technic      **Approval Date:** 06/16/2004

**Note:**      **Ok to Issue:**

|   |  |  |                                |
|---|--|--|--------------------------------|
| <b>Location of Construction:</b><br>100 Kensington St | <b>Owner Name:</b><br>Maine Yacht Center Llc | <b>Owner Address:</b><br>65 Kensington St          | <b>Phone:</b><br>( ) 842-9000  |
| <b>Business Name:</b>                                 | <b>Contractor Name:</b><br>The Sheridan Corp | <b>Contractor Address:</b><br>PO Box 359 Fairfield | <b>Phone</b><br>(207) 453-9311 |
| <b>Lessee/Buyer's Name</b>                            | <b>Phone:</b>                                | <b>Permit Type:</b><br>Commercial                  |                                |

**Dept:** Planning      **Status:** Approved      **Reviewer:** Kandi Talbot      **Approval Date:** 06/16/2004

**Note:** **Ok to Issue:**

- 1) Prior to issuance of a certificate of occupancy, the applicant shall submit language to extinguish the existing storm drain line to be reviewed and approved by Corporation Counsel.
- 2) see 2003-0020 for planning board approval conditions

**Comments:**

7/2/2004-mjn: Need Definition on flood zone, If in VE redesign is required, have scheduled a meeting with contractor on Tuesday 7/6 at 9am

8/18/2004-mjn: Sent memo to Sheridan need Additional info

**From:** Mike Nugent  
**To:** DSturtevant@sheridancorp.com  
**Date:** 09/15/2004 3:19:34 PM  
**Subject:** Maine Yacht Building Permit Review Progress

I have complete my review of the construction documents for the above project. The following information is required prior to final permitting:

1) Specific Fire separation and Fire rated assembly cross sections w/UL designation for each assembly. This is helpful for review, plus it gives the construction staff specific specs, that way there is no miscommunication.

2) The Construction documents for units 2 and 3 are incomplete. Please forward complete stamped drawings including details of all elements of interior & exterior construction with all requires loads on the drawings.

3) I cannot find the Stair tread dimension in the plans?

4) Please forward your State Fire Marshall Construction and Barrier Free Permit (No Elevator?)

5) Fire dampers were not included in your Fire Separation Assembly HVAC penetrations

6) General penetrations were also not addressed.

7) With regard to the Special inspection of the Stescon Fabrication process, Please review Section 1705.2, the only exception is when an approved independent inspection program occurs, See Section 1705.2.2 (exception).

The Special Inspections for the Sheridan Fabricated Steel must be done by a qualified third party inspection agency.

8) Please review Section 805 and provide this info for the carpeting and floor finishes and Section 803.3.2 for Smoke development for wall and ceiling finishes.

9) There are no notes regarding Shop Drawings, please review Section 2203.4 and provide this info. Also see Section 2203 and 2205, and establish compliance.

**CC:** Ddwildes@sheridancorp.com; Klamoreaux@sheridancorp.com



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

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

**FROM DESIGNER:** Mr. Steve Daicy  
c/o The Sheridan Corporation

**DATE:** June 7, 2004

**Job Name:** Maine Yacht Center

**Address of Construction:** 100 Kensington Street, Portland, Maine 04103

**THE BOCA NATIONAL BUILDING CODE / 1999 (FOURTEENTH EDITION)**

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

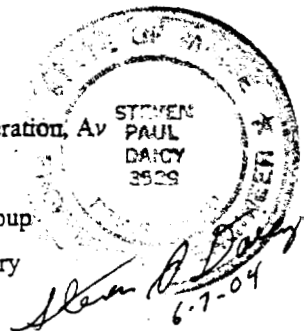
Building Code and Year BOCA 1999 Use Group Classification(s) S-1 M & B

Type of Construction 2B Units # 1 & 3

**Structural Systems**

**Roof Snow Load**  
70 Ground Snow Load (Pg)  
50 design If Pg > 10 psf, Flat Roof snow load. Pf  
0.7 If Pg > 10 psi, snow exposure factor. Ce  
1 If Pg > 10 psf, roof thermal h ctor  
1 If Pg > 10 psf, snow load importance factor. I  
40.5 Sloped Roof Snowload Ps

**Earthquake Loads**  
0.1 Peak velocity-related acceleration, Av  
0.10 Peak acceleration, Aa  
1 Seismic hazard exposure group  
C Seismic performance category  
S4 Soil profile type  
3 Basic structural system/seismic-resisting system  
4 1/2/4 Response modification factor, R, and deflection amplification factor. Cd,



yes The documents must account for Drift snow Load, unbalanced snow load and Sliding snow loads as required.

**Wind Loads**

90 Basic Wind Speed +/- 0.25 Internal Pressure Coefficient  
B Wind Exposure Category 20.74 Wind Design Pressure 1.1 Wind Importance Factor



# Commercial Building Permit Application

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

|  |   |   |  |
|--|---|---|--|
| Total Square Footage of Proposed Structure<br><b>42,900</b>  |   | Square Footage of Lot<br><b>3.57 acre lot</b>   |  |
| Tax Assessor's Chart, Block & Lot<br>Chart# <b>430</b> Block# <b>B</b> Lot# <b>013</b>   |   | Owner: <b>Maine Yacht Center</b><br><b>65 Kensington Street</b><br><b>Portland, Me. 04103</b> | Telephone:<br><b>842-9000</b>                                |
| Lessee/Buyer's Name (If Applicable)<br><b>n/a</b>  | Applicant name, address & telephone:<br><b>The Sheridan Corporation</b><br><b>P.O. Box 359</b><br><b>Fairfield, Me. 04937</b> |   | Cost Of Work: \$ <u>1,936,000.</u><br>Fee: \$ <b>17,445.</b> |
| Current Specific use: <u><b>Parking Lot</b></u>  |   |   |  |
| Proposed Specific use: <u><b>Boat Storage, Offices &amp; Retail</b></u>  |   |   |  |
| Project description: <b>Phase II Building permit application for a new pre-engineered steel building comprised of 3 units being:</b><br><b>Unit #1 = 140' x 260'</b><br><b>Unit #2 = 50' x 90'</b><br><b>unit #3 = 20' 100' Ajoining each other.</b> |   |   |  |
| Contractor's name, address & telephone: <b>The Sheridan Corporation</b><br><b>P.O. Box 359, Fairfield, Me. 04937</b>   |   |   |  |
| Who should we contact when the permit is ready <u><b>Dana Sturtevant (207) 453-9311</b></u>  |   |   |  |
| Mailing address: <b>The Sheridan Corporation</b><br><b>P.O. Box 359</b><br><b>Fairfield, Me. 04937</b> Phone: <b>(207) 453-9311</b>  |   |   |  |

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections 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: <i>Dana C. Sturtevant</i> | Date: <i>7/28/04</i> |
|---|----------------------|

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**

**08 28 2004**

*CR# 119357*

*7-28-04*

# Memorandum

**To:** Dana Sturdivant/Sheridan Corp  
**From:** Mike Nugent/Manager of Inspection Services  
**Date:** 08/10/2004  
**Re:** 100 Kensington St. (429 G001)

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Going through the architectural portion of the plans I want to highlight items that I'll need good specific info on:

1. Please **look** at table 602 and make sure that your individual components comply with type 2B construction. I calculated your area and this will have to be 2B at least...It's big!
2. Good specific information regarding fire separation assemblies, their opening protectives (doors etc>) and any penetrations and how they will be protected. (chapter 7 1999 BOCA)
3. Information regarding interior finished pursuant to(Chapter 8 1999 BOCA)
4. Sprinkler and Fire alarm specs (Chapter 9 1999 BOCA)
5. Floor Loading info for all specific area
6. Special inspections must include prefabricated concrete structural members (Section 1705.2)
7. Plumbing, electrical and HVAC plans must be submitted for approval.





**The Sheridan Corporation**  
PO Box 359 Fairfield, ME 04937  
Phone (207)453-9311  
Fax (207)453-2820  
[www.sheridancorp.com](http://www.sheridancorp.com)

City of Portland  
Office of Building Inspections  
389 Congress St.  
Portland, Me 04101  
Attn: Mike Nugent

July 2, 2004

Re: Maine Yacht Center  
100 Kensington St.  
Portland, Me.

#### Structural Special Inspections

The follow is an outline of the Structural Special Inspections for the project as required by BOCA 99 building code Chapter 17, section 1705.

Sect 1705.1.2 Report Requirement: Special Inspectors shall keep records and provide inspection reports as per this section. These reports will be submitted to the city on a regular basis covering the previous period.

Sect. 1705.2 Steel Fabrication: This building is a pre-engineered building supplied by Butler Manufacturing Co. BMC is a AISC Certified MB Metal Building Systems supplier. As such, no inspections are required on our part and no inspection reports will be furnished. Structural plans will be submitted when they are received. There are supplemental structural steel pieces that are being furnished by Sheridan Construction Corp and fabricated in our Fairfield Me. fabrication shop. These pieces include four sets of steel pan stairs, an outside walkway deck on building # 3, and structural steel for floor supports in building # 3. These fabricated pieces will be inspected by Steven P. Daicy P.E. according to this section and section 1705.3

Sect.1705.3 Steel Construction and Erection: The erection of the building will be done according to Butler erection plans as well as Sheridan supplemental steel erection plans. The erector will be Sheridan Construction Corp. Mr. Peter Gaworski is Sheridan's onsite superintendent with over 30 years of construction experience. Mr. Gaworski will monitor and fill out erection reports on a daily basis. Steven P. Daicy P.E. will observe the field erection on a periodic basis.

The building connections are of 'snug tight' bolts with no 'slip critical' bolts and minimal welding such as floor joist bridging. As such, bolt and weld inspections will be by visual observation only.

Sect.1705.4 Concrete Construction: Formwork, rebar installation and concrete placement and curing will be inspected for conformance to ACI 318 standards, Mr. Gaworski will

inspect and make daily reports. Steven P. Daicy P.E. will periodically make field visits to observe the work.. Concrete testing will be done by S. W. Cole and to ACI 318 standards. Test results will be submitted.

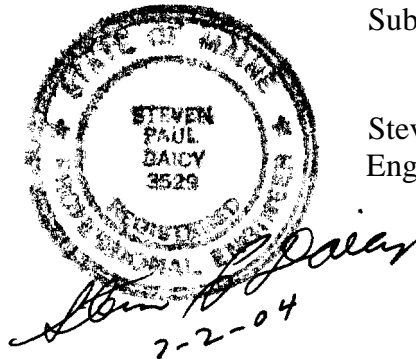
Sect. 1705.4.6 Precast Concrete Planks: The manufacturer of planks will engage an approved agency to approve of quality control of the plank manufacture. The erection of concrete planks will be inspected by Mr. Gaworski daily and the final installed product observed by Steven P. Daicy P.E.

Sect.1705.7 Prepared Fill. S.W. Cole will test and inspect the placement and compaction of fill for backfill and subgrade purposes. S. W. Cole will submit all test results on a periodic basis as mutually to be agree upon.

Sect. 1705.8 Pile Foundations: H.P.Fleming will monitor and keep a log of the installation of the piles. As per section 1816.13 ,each pile logged shall be identified by number as per drawing F1 , installed length and the final blow counts. Mr Gaworski is to review this log on a daily basis and to submit on a periodic basis. Due to piles designed for a maxium 40 ton load, no pile load tests are required.

All BOCA 99 Special Inspection sections that are not mentioned above are therefore not applicable and no inspection are required. This completes the Special Inspection instructions.

Submitted by



Steven P. Daicy P.E.  
Engineer of Record

msp. copy - original given to Applicant with Certif. of elev. to fill out & return.

PO \_\_\_\_\_

(All applicants must complete entire application) [60 3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplam Management Ordinance of Portland, Maine, for development as defined in said ordmance This permit apphication dces not preclude the need for other municipal permit applications

Owner Maine Yacht Center LLC Address 65 Kensington St

Ph No 842-9000

Applicant: The Sheridan Corp Address P.O. 359, Fairfield, ME

Ph. No: (207) 453-9311

Contractor The Sheridan Corp Address \_\_\_\_\_

Ph No SAME AS

**LEGAL DESCRIPTION**

Is this lot a part of a subdivision?  Yes  No If yes, give the name of the subdivision and lot number:

Subdivision: 429-G-00170007 / 430-E-1 to 4 Lot #: \_\_\_\_\_

Tax Map: 430-B-13-15 / 430-X-1 Lot #: \_\_\_\_\_

Address: 65-100 Kensington  
Street/Road Name

Zip Code: 04102

General explanation of proposed development: to construct <sup>private</sup> MARMA Bldg for Boat repairs, Boat Storage, retail store, <sup>maine</sup> and MARMA offices - <sup>interior parking</sup>

Estimated value of improvements: \$266,000.00

**OTHER PERMITS**

Are other permits required from State or Federal Jurisdictions?  Yes  No  
If yes, are copies of these permits attached?  Yes  No  Not Applicable

Federal and State **permits** may include but not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining; USACE/Section 9 & 10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

(This Section to be completed by Municipal Official)  
Date Submitted \_\_\_\_\_; Fee Paid \_\_\_\_\_; Reviewed by CEO \_\_\_\_\_; Reviewed by Planning Board \_\_\_\_\_  
Permit # \_\_\_\_\_ Issued by \_\_\_\_\_ Date \_\_\_\_\_



**The Sheridan Corporation**

PO Box 359, Fairfield, ME 04937  
 Phone (207) 453-9311, Fax (207) 453-2820  
 PO Box 689, Westbrook, ME 04098  
 Phone (207) 774-6138, Fax (207) 774-2885  
 www.sheridancorp.com

**LETTER OF TRANSMITTAL**

3

TO City of Portland, Maine  
 City Hall, Room 315  
 389 Congress St. Portland, Me. 04101

|           |  |         |        |
|-----------|--|---------|--------|
| DATE      | 8-26-04  | JOB NO. | 030017 |
| ATTENTION | <b>Mr. Michael Nugent, B. I.</b>   |         |        |
| RE        | <b>Response to Questions for Building Permit</b><br>Approval for<br>Maine Yacht Center<br>100 Kensington Street<br>Portland, Maine 04103 |         |        |

GENTLEMEN:

- WE ARE SENDING YOU  Attached  Under separate cover via Hand Carry the following items:
- Shop drawings  Prints  Samples  **Specifications**
- Copy of letter  Changeorder

| COPIES | DATE    | NO.   | DESCRIPTION   |
|--------|---------|-------|---|
| 1      | 8-24-04 | N. A. | Cover letter addressing to your questions                                       |
| 1      | 8-12-04 | N.A.  | Bolting Procedures w/ P. E. stamp   |
| 1      | 8-12-04 | N.A.  | Strescon Ltd. PCI Plant Certification for Special Inspections (concrete planks) |
| 1      | 8-10-04 | N. A. | The Sheridan Corp. Floor Loading statement w/ P. E. stamp                       |
| 1      | 4-20-04 | N. A. | Butler Manufacturing Co. Floor Loading backup information                       |
| 1      | 8-10-04 | COV   | Cover Sheet with revised NFPA/BOCA classifications                              |
| 1      | 8-23-04 | D1    | First Floor Plan showing door and room numbers                                  |
| 1      | 8-23-04 | D2    | Second and Third Floor Plan (Units #2 and #3) showing room and door #'s         |
| 1      | 8-23-04 | D3    | Elevations  |
| 1      | 7-21-04 | D4    | Building Sections   |
| 1      | 7-27-04 | D5    | Building Sections   |
| 1      | 7-27-04 | D6    | Building Sections   |
| 1      | 7-23-04 | D7    | Enlarged Restroom Plan for Unit #2  |
| 1      | 8-20-04 | D8    | Door and Room Finish Schedule (see D1 thru D2 for locations)                    |
| 1      | 8-3-04  | D9    | Ramp Plan and Elevation   |
| 1      | 8-3-04  | RC1   | First Floor Plan Ceiling Grid   |
| 1      | 8-6-04  | RC2   | 2 <sup>nd</sup> and 3 <sup>rd</sup> Floor Plan Ceiling Grid                     |
| 1      | 6-02-03 | ADA-1 | Rest Room Fixture Placement   |
| 1      | 6-02-03 | ADA-2 | Site Elements and Misc. Details   |
| 1      | 9-10-03 | ADA-3 | Counters and Cabinets   |
| 1      | 7-23-04 | STR-1 | Concrete Plank Plan and Sections  |
| 1      | 8-06-04 | STR-2 | Unit #3 Steel Framing and Details   |
| 1      | 8-03-04 | STR-3 | Unit #3 Steel Framing and Details   |
| 1      | 7-26-04 | STR-4 | Unit #3 Stairs Details (Unit #2 similar)  |

SIGNED: \_\_\_\_\_

*If enclosures are not as noted, kindly notify us at once.*

|   |         |       |  |
|---|---------|-------|--|
| 1 | 7-27-04 | E1    | First Floor Electrical/Alarm Plan  |
| 1 | 7-27-04 | E2    | Second Floor – Office 2 <sup>nd</sup> and 3 <sup>rd</sup> Floor Retail electrical/Alarm Plan |
| 1 | 8-11-04 | P1    | First Floor Plumbing Plan  |
| 1 | 8-11-04 | P2    | First Floor CW & HW Plan   |
| 1 | 8-23-04 | M1    | First Floor Ductwork & Gas Piping Plan   |
| 1 | 8-23-04 | M2    | Second Floor Heating Plan  |
| 1 | 8-23-04 | M3    | Second Floor Ductwork & Gas Piping   |
| 1 | 8-23-04 | M4    | HVAC Schedules   |
|   |         |       | Fire Sprinkler Protection to be submitted under separate cover                               |
| 1 | 8-24-04 | N. A. | PDF of above documents   |

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- |   |   |   |
|---|---|---|
| <input type="checkbox"/> For your use                   | <input type="checkbox"/> Approved as submitted            | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input checked="" type="checkbox"/> <b>As requested</b> | <input type="checkbox"/> Approved as noted                | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> For review and comment         | <input type="checkbox"/> Returned for corrections         | <input type="checkbox"/> Return _____ corrected prints        |
| <input type="checkbox"/> FOR BIDS DUE _____ 20 _____    | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |   |

REMARKS:

We enclose a list of answers and document to answer your questions you posed to us via e-mail on August 19,2004.

We hope these submittals address your concerns and upon review, we ask **you** to issue us the remaining building permit to complete this project. Our selected subcontractors are providing the P. E. stamped fire alarm, sprinkler, mechanical, plumbing and electrical plans and apply for their individual permits before commencing any work.

We are involved here with a fast track design/ build project and your continued interest and action will be most appreciated.

Thank you.

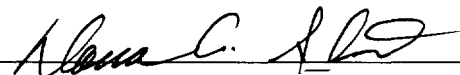
Dana C. Sturtevant, P. E.

Engineering Manager

COPY TO: **Dan Wildes, P. M. for TSC; Steve Daicy, Chief Engineer for TSC**

---

SIGNED: \_\_\_\_\_



*If enclosures are not as noted, kindly notify us at once.*



**Sheridan**

August 25, 2004

**The Sheridan Corporation**

PO Box 359 Fairfield, ME 04937

Phone (207) 453-9311

Fax (207) 453-2820

[www.sheridancorp.com](http://www.sheridancorp.com)

Mr. Michael Nugent, Codes Office  
City of Portland  
389 Congress St., Rm 315  
Portland, Maine 04101

**Re: Maine Yacht Center  
Portland, Maine 04103**

Dear Mr. Nugent:

We offer our response to your e-mail of August 19<sup>th</sup> regarding the answers you requested for the Maine Yacht Center building permit approval process.

Question #1 Fire Resistance Ratings:

We have revised our list of fire ratings for the structural elements and include that information on our revised cover page of the plans. We have revised the protection of the columns in all three buildings to meet the Gypsum Association File No. CM-1001 (1 hour gypsum covering); noted in Units #2 and #3, the floor / ceiling assembly and roof to have a 1 hour fire rating via U. L. approved suspended ceiling tile; Unit #3 has a concrete deck for the first floor construction and fire protected columns and beams.

Question #2 Fire Separation Assemblies:

Fire separation assemblies are addressed via our cross sections of the fire partitions and as outlined on the cover sheet table. Door and wall construction is listed on our room and door finish schedule which we enclose herein.

Question #3 Interior Finishes:

Interior finishes are noted on the above mentioned "Door and Finish Schedule".

Question #4 Sprinkler and Fire Alarm:

Sprinkler and Fire Alarm specifications and plans are being developed and will be forwarded for approval before any work is started on this phase.



## Sheridan

### Question #5 Floor Loading:

Floor loading information is listed on our plans and via the enclosed stamped letters from our Engineer of Record, Mr. Steve Daicy and from Michael Pacey, P.E., of Butler Manufacturing Co. The floor load for the open air deck and Unit #3 is 100 pounds per square foot and the second floor of Unit #2 is also 100 pounds per square foot.

### Question #6 Special Inspections of Concrete Planks:

We include a letter from our supplier, Strescon, regarding the special inspection and certification of their facility. We also include our own letter stating the method of bolt tightening procedure that Mr. Daicy and his staff will be verifying in the field.

### Question #7 Utility Plans:

Plumbing, electrical and HVAC stamped plans will be submitted for the necessary permits by our qualified subcontractors as soon as they are developed. This is a design/build project and the plans are in their final review stage of our client at this juncture.

We hope this satisfies your needs at this point and we stand ready to assist in any further questions or issues you may have. This is a fast track project as we have mentioned earlier and we would appreciate your earliest response so we can continue to remain on track with the construction.

Sincerely,

Dana C. Sturtevant, P. E.  
Engineering Manager

Enclosures



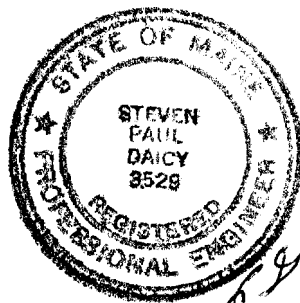
## MAINE YACHT CENTER

PORTLAND, MAINE

### HIGH STRENGTH BOLTING PROCEDURES

All high strength bolts are to be installed using the snug tight method specified in the "Specification For Structural Joints Using ASTM-A325 or A490 Bolts", published by RCSC, dated June 23, 2000. Snug tight condition is attained with a few impacts of an impact wrench or the full effort of an iron working using an ordinary spud wrench to bring the plies into firm contact.

Once snug tight has been achieved, each bolt shall be marked with a yellow paint marker.



*Steve D. Daicy*  
8-12-04





**Saint John Plant**  
 101 Ashburn Road  
 Saint John, NB  
 Canada E2L 2W2  
 Phone: 506-632-8877  
 Fax: 506-632-7576  
 www.strescon.com

**Submittal Transmittal**

Detailed, Grouped by Each Number

**Maine Yacht Center** **Project# 04-186** **Strescon Limited**  
 Tel: (506) 322-6877 Fax: (506) 632-7571

**Date: 8/12/2004** **Reference Number: 0002**

|  |  |
|--|--|
| <b>Transmitted To:</b> Dan Wildes<br>The Sheridan Corooration<br>33 Shendan Road<br>Fairfield, Maine 04937<br>Tel: (207) 453-9311<br>Fax: (207) 453-2820 | <b>Transmitted By:</b> Chris Carhart<br>Strsscon Limited<br>101 Ashburn Road<br>Saint John, NB<br>E2L3W2<br>Tel: 506-633-8877<br>Fax: 506-632-7576 |
|--|--|

|            |                             |                    |                 |                       |
|------------|-----------------------------|--------------------|-----------------|-----------------------|
| <b>Qty</b> | <b>Submittal Package No</b> | <b>Description</b> | <b>Due Date</b> | <b>Package Action</b> |
| 1          | 0002 - 0                    | PCI Certification  |                 | For Coordination      |

|                        |                      |                        |
|------------------------|----------------------|------------------------|
| <b>Transmitted For</b> | <b>Delivered Via</b> | <b>Tracking Number</b> |
| Files                  | Facsimile            | (207) 453-2820         |

|              |            |                    |                      |                    |
|--------------|------------|--------------------|----------------------|--------------------|
| <b>Items</b> | <b>Qty</b> | <b>Description</b> | <b>Notes</b>         | <b>Item Action</b> |
| 001          | 1          | PCI Certification  | for Strsscon Limited | For Coordination   |

|                         |                     |               |              |
|-------------------------|---------------------|---------------|--------------|
| <b>Cc: Company Name</b> | <b>Contact Name</b> | <b>Copies</b> | <b>Nates</b> |
|-------------------------|---------------------|---------------|--------------|

**Remarks**

Dan,  
 As per the request of Steve Diacy please find accompanying this submittal transmittal Strescon Limited's PCI Certification for your files.

Should you require further information please contact *the* undersigned.

Respectfully,

STRESCON LIMITED

Chris Carhart, CET  
 Project Manager

Chris Carhart, CET  
 Signature

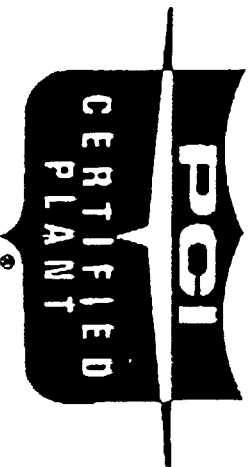
August 12, 2004  
 Signed Date

*2 PAGES*



*Strescon Limited*

*Saint John, New Brunswick, Canada*  
having demonstrated the capability to produce  
quality products in accordance with the  
prescribed Plant Certification requirements  
is hereby recognized as a



*Certified Plant*

under the

**PCI Plant Certification Program**

Retention of this Certificate is  
dependent on meeting the qualification  
standards confirmed by  
continuing inspections.

*Thomas B. Battles*  
*President*



**The Sheridan Corporation**  
PO Box 359 Fairfield, ME 04937  
Phone (207)453-9311  
Fax (207)453-2820  
www.sheridancorp.com

Michael Nugent  
City of Portland  
Building Code Inspections

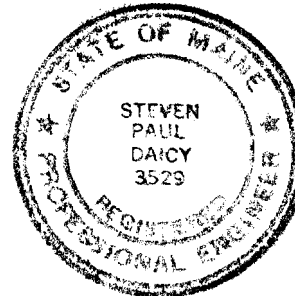
August 10, 2004

Re: Maine Yacht Center  
100 Kensington St.  
Portland Me

Per your request, we are hereby advising you of several missing or unclear notations on our submitted plans. These are as follows:

- 1.... Drawing STR 1, the second floor planks for unit # 3 are designed for 100 psf per BOCA sect.1606.0
  - 2.... Drawing STR 2, the outside walkway deck at unit # 3 is designed for 100 psf per BOCA sect. 1606.0
  - 3.... Drawing STR 3, the third floor retail framing at unit # 3 is designed for 100 psf per BOCA sect. 1606.0
  - 4... Drawing STR 4, all stairs are designed for 100 psf per BOCA sect. 1606.0. All stair and walkway guards and rails are designed for 50 lb/ft uniform load and to resist a 200 lb single concentrated load per ASCE 7-02 section 4.4.2.
  - 5.... Butler Mfg unit # 2 second floor is designed for 100 psf per BOCA sect.1606.0
- See enclosed Butler updated letter.

We trust this informs you fully of the needed information. Thank you for your help and assistance.



Sincerely,  
*Steven P. Daicy*  
Steven P. Daicy P.E.  
Chief Engineer



**BUTLER MANUFACTURING COMPANY**

1540 Genessee • Kansas City, MO 64102  
Post Office Box 419917  
Kansas City, MO 64141-6917  
Phone (816) 958-3000

Attn: David Whitney  
The Sheridan Corporation  
739 Warren Ave  
Portland, ME 04103

April 20, 2004

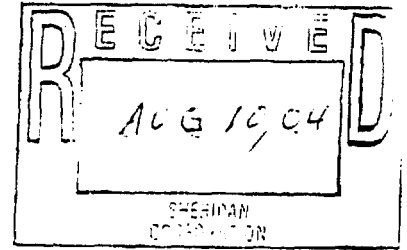
End Customer: **Maine Yacht Center**  
Location: **Portland, Maine**  
Description: **140' 0" x 260' 0" x 35' 0" LRF**  
Butler Order Number: **115967, 968, 969, & 970**  
Builder Order No: **30017**

**TO WHOM IT MAY CONCERN:**

Please accept this letter as our Certification that the Butler components of the subject building are designed in accordance with the 'order documents', the 1989 edition (ASD) of the AISC Specification for Structural Steel Buildings and the 1996 edition of the AISC Specification for the Design of Cold-Formed Steel Structural Members. The basic loads of the subject building meet or exceed the County Climatic Data as published in the 2002 edition of MBMA Metal Building Systems Manual.

The building is designed in accordance with the following governing code, structural loads, and design criteria:

|  |                           |          |
|--|---------------------------|----------|
| <b>1999 Edition of the BOCA National Building Code (NBC)</b> |                           |          |
| Building Use Category  | II General Usage Facility |          |
| Dead Load  | 2.7 psf + Frame Weight    |          |
| Roof Collateral Load   | 3 psf (Uniform)           |          |
| Wind Speed   | 90 mph, Exposure B        |          |
| Wind Enclosure   | Enclosed                  |          |
| Seismic Criteria   | Aa = 0.1                  | Av = 0.1 |
| Soil Profile   | s4                        |          |
| Chunky Ground Snow   | 70 psf                    |          |
| Snow Exposure  | General Terrain           |          |
| Roof Live Load   | 20 psf (Reducible)        |          |
| Roof Snow Load   | 50 psf                    |          |
| Floor DL   | 50 psf                    |          |
| Floor Live Load  | 100 psf (Non Reducible)   |          |

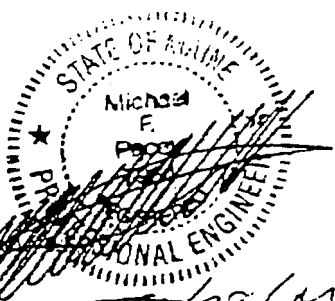


Collateral load is included with gravity loads in determining critical stresses. Load combinations are in accordance with the governing code. BMC mezzanine is located in unit #2. 115968

These Butler components, when properly erected on an adequate foundation in accordance with the erection drawings as supplied and using the components as furnished, will meet the above loading requirements. The design of this building for wind load assumes that doors not supplied by Butler are designed to sustain the same wind pressures and suctions as the walls in which they are installed. This certification does not cover field modifications or design of material not furnished by Butler Manufacturing Company. The design of this building was performed and produced in one or more of Butler Manufacturing Company's facilities located in Annville, PA, Birmingham, AL, Burlington, ONT, Galesburg, IL, Kansas City, MO, Laurinburg, NC, San Marcos, TX and Visalia, CA. All listed facilities are Category MB certified by the American Institute of Steel Construction.

Cordially yours,

Michael F. Pacey, P.E.  
Division Engineer



cc: Joseph A. K...  
Order File



430 B 013

JUL 28 2004

RECEIVED



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

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

**FROM:** Mr. Steve Daicy, c/o The Sheridan Corporation

**RE:** Certificate of Design

**DATE:** June 3, 2004

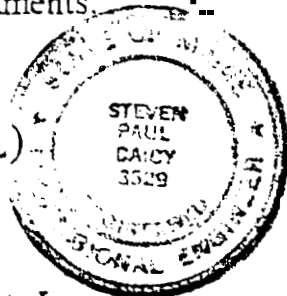
These plans and / or specifications covering construction work on:

Maine Yacht Center

100 Kensington Street, portland, Me. 04103

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the BOCA National Building Code / 1999 (Fourteenth Edition) and local amendments.

(SEAL)



Signature: Steven P. Daicy  
6-3-04

Title: Chief Engineer

Firm: The Sheridan Corporation

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.

Address: P.O. Box 359  
Fairfield, Me. 04937

6-7-04



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

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

**FROM DESIGNER.** Mr. Steve Daicy  
c/o The Sheridan Corporation

**DATE.** June 7, 2004

**Job Name:** Maine Yacht Center

**Address of Construction:** 100 Kensington Street, Portland, Maine 04103

**THE BOCA NATIONAL BUILDING CODE / 1999 (FOURTEENTH EDITION)**

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

**Building Code and Year** BOCA 1999 **Use Group Classification(s)** S-1 M & R

**Type of Construction** 2B **Units #** 1 & 3

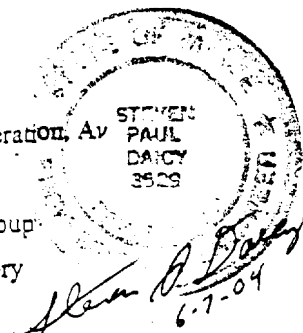
**Structural Systems**

**Roof Snow Load**

70 Ground Snow Load (Pg)  
50 = design If Pg > 10 psf. Flat Roof snow load. Pf  
0.7 If Pg > 10 psf. snow exposure factor, Ce  
1 If Pg > 10 psf. roof thermal factor  
1 If Pg > 10 psf. snow load importance factor, I  
40.5 Sloped Roof Snowload Ps

**Earthquake Loads**

0.1 Peak velocity-related acceleration, Av  
0.10 Peak acceleration, Aa  
1 Seismic hazard exposure group  
C Seismic performance category  
S4 Soil profile type  
3 Basic structural system/seismic-resisting system  
4 1/2 / 4 Response modification factor, R, and deflection amplification factor, Cd.



yes The documents must account for Dnh snow load, unbalanced snow load and Sliding snow loads as required.

**Wind Loads**

90 Basic Wind Speed +/- 0.25 Internal Pressure Coefficient  
B Wind Exposure Category 30.74 Wind Design Pressure 1.1 Wind Importance Factor



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

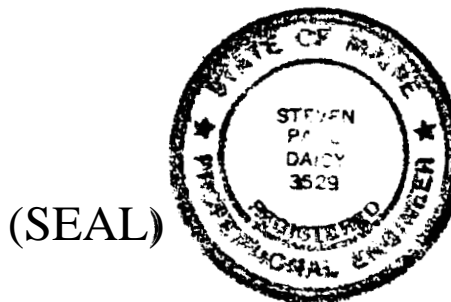
ACCESSIBILITY CERTIFICATE

Designer: Mr. Steve Daicy

Address of Project: Maine Yacht Center, 100 Kensington Street, Portland, Me.

Nature of Project: to construct a new boat storage building  
with adjoining sales & offices

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: Steven P. Daicy  
6-3-04

Title: Chief Engineer

Firm: The Sheridan Corporation

Address: P.O. Box 359

Fairfield, Me. 04937

Phone: (207) 453-9311

Code  
Cent



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

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

FROM: Mr. Steve Daicy, c/o The Sheridan Corporation

RE: Certificate of Design

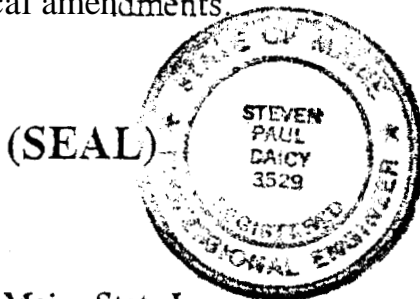
DATE: June 3, 2004

These plans and / or specifications covering construction work on:

Maine Yacht Center

100 Kensington Street, Portland, Me. 04103

Have been designed and drawn up by *the* undersigned, a Maine registered Architect / Engineer according to the **BOCA National Building Code / 1999 (Fourteenth Edition)** and local amendments



Signature: *Steven P. Daicy*  
6-3-04

Title: Chief Engineer

Firm: The Sheridan Corporation

Address: P.O. Box 359  
Fairfield, Me. 04937

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 04 101

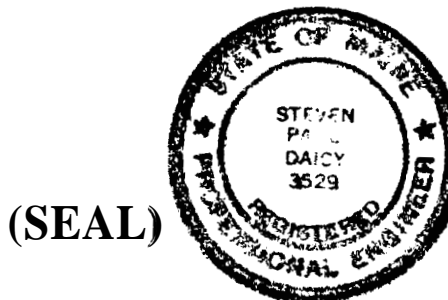
ACCESSIBILITY CERTIFICATE

Designer: Mr. Steve Daicy

Address of Project: Maine Yacht Center, 100 Kensington Street, Portland, Me.

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Signature: Steven P. Daicy  
6-3-04

Title: Chief Engineer

Firm: The Sheridan Corporation

Address: P.O. Box 359

Fairfield, Me. 04937

Phone: (207) 453-9311

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 040924

This is to certify \_\_\_\_\_ Llc/Shareholder/Corporation  
has permission to Foundation Only for a PROPOSED STEEL BEARINGS  
AT 100 Kensington St

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is started or closed-in. 24 HOUR NOTICE IS REQUIRED.

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

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

*FOUNDATION ONLY*  
*AWA 7/6/04*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

PERMIT ISSUED  
JUL 07 2004  
CITY OF PORTLAND

**The Sheridan Corporation  
Sheridan Drive  
Fairfield, Maine 04937  
Tel. 207-453-9311**

**July 2, 2004**

**Codes Office**

**389 Congress St., Rm 315  
Portland, Maine 04101**

**Attn; Mr. Michael Nugent**

**Re: Foundation Coordination Clarification  
Maine Yacht Center, 100 Kensington Street.  
Portland, Maine 04103**

**Dear Mr. Nugent:**

**Good morning Mike. We do appreciate your attention and help in working with us to get this job up and under construction. With regard to your question about our efforts for the coordination of the design and construction of the pile/soil construction phase we offer the following:**

**The Sheridan Corporation has coordinated, and will continue to coordinate the work between, H. B. Fleming, S. W. Cole and Dearborn Construction (earthwork) and our own foundation design by holding joint meetings and sharing correspondence. We feel confident that all interested parties are and will continue to work diligently towards the successful completion of this project.**

**As further evidence of this, we call your attention to the Soils Report portion of our Foundation Permit Application book. The opening letter by Mr. Paul Kohler, P. E. of S. W. Cole, states that they are apprised of the change in pile design, the use of wood piles along with the original steel piles Cole had recommended in the early design stages of this project, and their approval of this system, based on their project appropriate responsibilities**

**Thank you.**

**Sincerely,**



**Dana C. Sturtevant, P. E.  
Engineering Manager**

**c.c. S. W. Cole, H. B. Fleming, Dearborn Const.**



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

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

**FROM DESIGNER:** Mr. Steve Daicy  
c/o The Sheridan Corporation

**DATE:** June 7, 2004

**Job Name:** Maine Yacht Center

**Address of Construction:** 100 Kensington Street, Portland, Maine 04103

**THE BOCA NATIONAL BUILDING CODE / 1999 (FOURTEENTH EDITION)**

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

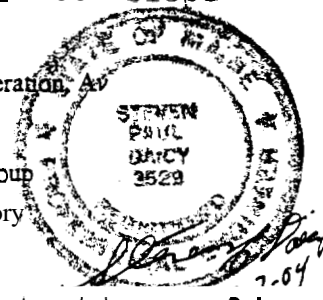
**Building Code and Year** BOCA 1999 **Use Group Classification(s)** S-1 M & R

**Type of Construction** 2B

**Structural Systems** Unit #2 = 2:12 roof slope

**Roof Snow Load**  
70 Ground Snow Load (Pg)  
50 = **design** If Pg > 10 psf, Flat Roof snow load. Pf  
0.7 If Pg > 10 psi. snow exposure factor, Ce  
1 If Pg > 10 psf. not thermal factor  
1 If Pg > 10 psf, snow load importance factor. I  
40.5 Sloped Roof Snowload Ps

**Earthquake Loads**  
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0.10 Peak acceleration, Aa  
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C Seismic performance category  
S4 Soil profile type  
3 Basic structural system/seismic-resisting system  
4 1/2/4 Response modification factor, R, and deflection amplification factor, Cd,



yes The documents must account for Drift snow load, unbalanced snow load and Sliding snow loads as required.

**Wind Loads**

90 Basic Wind Speed +/- 0.25 Internal Pressure Coefficient  
B & C Wind Exposure Category 20.74 Wind Design Pressure 1.1 Wind Importance Factor