



**Corporate Offices**

38 Preble St. • P.O. Box 1521  
Portland, Maine 04104  
207-774-6355 • Fax 207-761-5694

October 5, 2006

City of Portland  
Planning and Development Department  
389 Congress Street  
Portland, Maine 04101

**VIA FACSIMILE 874-8716**

**RE:** 934 Ocean Avenue – Dragon Products Company

Gentlemen:

Enclosed please find the October 4, 2006 Kleinschmidt Associates inspection report at 100% completion of the roof repairs at 934 Ocean Avenue, as per the requirement of the City of Portland's "Statement of Special Inspections" agreement and Dragon's building permit.

If you have any questions, please don't hesitate contacting my office.

Sincerely,

David S. Grinnell  
Vice-President Concrete Operations

c. Ocean Avenue File





75 Main Street, PO Box 576, Pittsfield, Maine 04967  
TEL: (207) 487-3328 FAX: (207) 487-3124 or (207) 487-6014



To: DAVID GRINNELL

Company: DRAGON PRODUCTS

Fax No:

761-5694

From: STEVE RUELL

Date:

10-5-06

Re: OCEAN AVE ROOF

Pages (Including Cover):

2

REPAIRS

Job Number:

343-020

Urgent

For Review

Please Comment

Please Reply

As Requested

For Your Use

Comments:

DAVE:

HERE IS OUR INSPECTION REPORT. DO YOU  
NEED US TO SUBMIT ANYTHING TO THE CITY  
OR WILL YOU TAKE CARE OF IT?

STEVE RUELL

cc:

Operator

Mail Original Yes  No

S:\templates\ME Office\faxcover front desk.doc



RECORD OF SITE VISIT

1. Date / Time: 10-4-06	
2. Client / Project <b>Dragon Products Company - Ocean Avenue Batch Plant - Roof Repairs</b>	
3. Project Number: 343-020	
4. <b>Who was contacted at the site:</b> (name and firm) Emile- Keeley Construction, Kermit - Dragon Products	
5. <b>Visitors:</b> (name and firm) Steve Ruell - Kleinschmidt Associates	
6. <b>Weather and temperature conditions</b> - Clear and dry 60°F ±	
7. <b>Status of work progress and what was happening on the date of the visit</b>  Work is completed for contractor, and they were putting final touches on roofing. They were in process of cementing the steel sheets under the conveyor to protect the new roof. All other work appeared to be complete except chimney flashing. I visually reviewed the wood framing, steel beams, columns, masonry work and saw no problems or issues with the work.	
8. <b>Significant issues noted and discussed with the Owner or Contractor</b>	
9. <b>Any directives or instructions that were given.</b> Install a metal counterflashing over the rubber membrane flashing at the two sides of the chimney. Emile said they would bend a flashing from sheet metal and install it into the mortar joint and overlap over the edge of the roofing.	
10. <b>Any follow-up or action items that are involved</b>  In our opinion, the structural repairs of the project are complete	

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the projects not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initialling at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

Foundation Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.  If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designer: James Martin Holman  
 Signature of Inspections Official: [Signature]  
 Date: 8/10/06  
 Building Permit #: 060976

Permits expire in 6 months, if the projects not started or ceases for 6 months.

# ***Kleinschmidt***

*Energy & Water Resource Consultants*

November 22, 2005

**VIA FACSIMILE**

Mr. David Grinnell  
Vice President  
Dragon Products Company  
PO Box 1521  
38 Preble Street  
Portland, ME 04104

4/5 AY  
031752

Portland Batch Plant Roof Collapse – Stabilization of Existing Structure

Dear Mr. Grinnell:

As requested, we visited your Portland batch plant to look at the problem of the roof collapse that occurred on November 21, 2005.

A portion of the wood framing of the second floor and the flat roof above collapsed, due to overloading when a quantity of stone and gravel aggregate spilled onto the roof. The weight apparently overloaded the roof and caused it to collapse, which subsequently overloaded the floor of the second level which also collapsed. There was little or no apparent damage to the surrounding walls and the batch plant itself. The boiler located on the ground floor under the collapsed area may also have escaped serious damage.

As we discussed, the repairs will consist of:

1. Stabilization of the existing wood roof and walls above the batch plant.

We recommend installation of 4x4 wood posts from the batch plant top edge member up to the underside of the top plate of the wall. This will support the weight of the wall and roof, and if any snow loading occurs should prevent further collapse. The wooden wall will be resupported later, but will be able to hang temporarily from the top plate.

Mr. David Grinnell  
November 22, 2005

2.

2. Stabilization of the masonry wall on the garage side of the structure.

Our recommendation was to install a standard construction pipe scaffolding along this wall, sitting on the lower roof of the garage, and bolt the wall to the scaffolding as a measure to stabilize it against wind or other lateral loading. We didn't determine the exact details for attachment but a through bolt and plate washer installed through the wall at each frame of the scaffolding, near the top, should be adequate. The scaffolding legs can sit on two rows of wood planks laid over the roof. The scaffolding will also allow access for removal of debris and for working on the edge of the new roof when that is installed.

3. Cover the opening with a temporary tarpaulin.

4. Removal of the debris.

As you said, this will require a crane and man lift to reach the area from above, without going underneath it.

5. Construction of a new wood framed roof structure to replace the missing roof.

We have begun working on a drawing for the new roof support and truss system as we discussed, and expect to have it for you early next week.

Please let us know if you have any questions or if we can be of further service.

Sincerely,

KLEINSCHMIDT ASSOCIATES



Stephen T. Ruell, P.E.  
Senior Structural Engineer

STR:fhw

cc: Al Nash

# Kleinschmidt

Energy & Water Resource Consultants

Phone: (207) 487-3328  
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www.KleinschmidtUSA.com

Page: SK-1

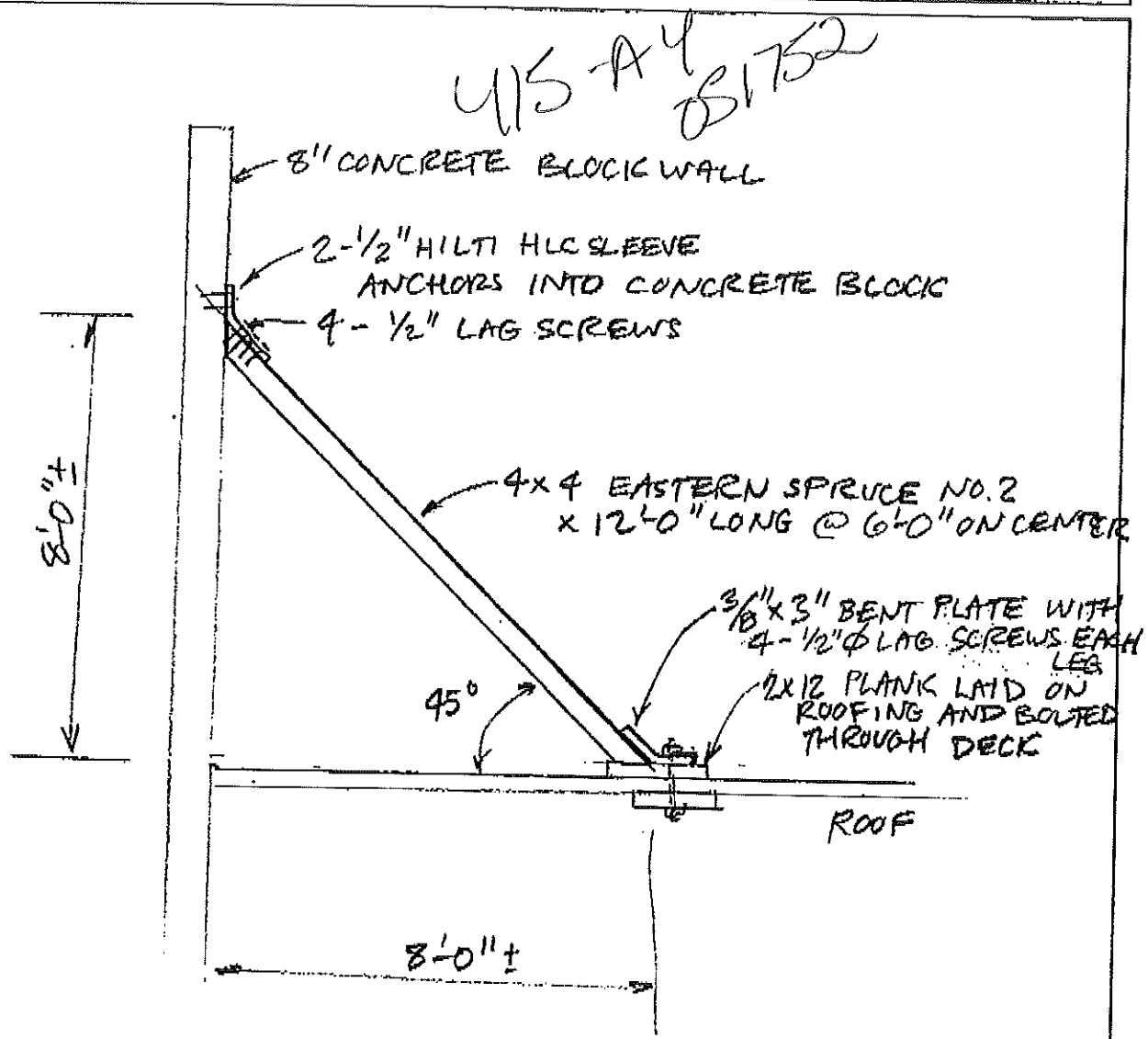
Project No.: 343-020

Project: DRAGON - PORTLAND BATCH PLANT ROOF

By: STR Date: 11-30-05

Subject: TEMPORARY WALL BRACING DETAIL

Checked: Date:



## BRACING OF EXISTING MASONRY WALL DURING ROOF RECONSTRUCTION

NO SCALE





# DRAGON PRODUCTS COMPANY

David S. Grinnell

Concrete Division

Portland & Masonry Cement - Ready Mixed Concrete  
Aggregates - Agricultural Limestone

38 Preble Street  
P.O. Box 1521  
Portland, Maine 04104

207-774-8355  
Fax 207-781-8094

415AY  
051252

## Fax

To: City of Portland - Inspection Division      ATTN: Mr. Michael Nugent

Fax: 207-756-8090      Pages: 3 including cover

Phone: 207-874-8700      Date: December 12, 2005

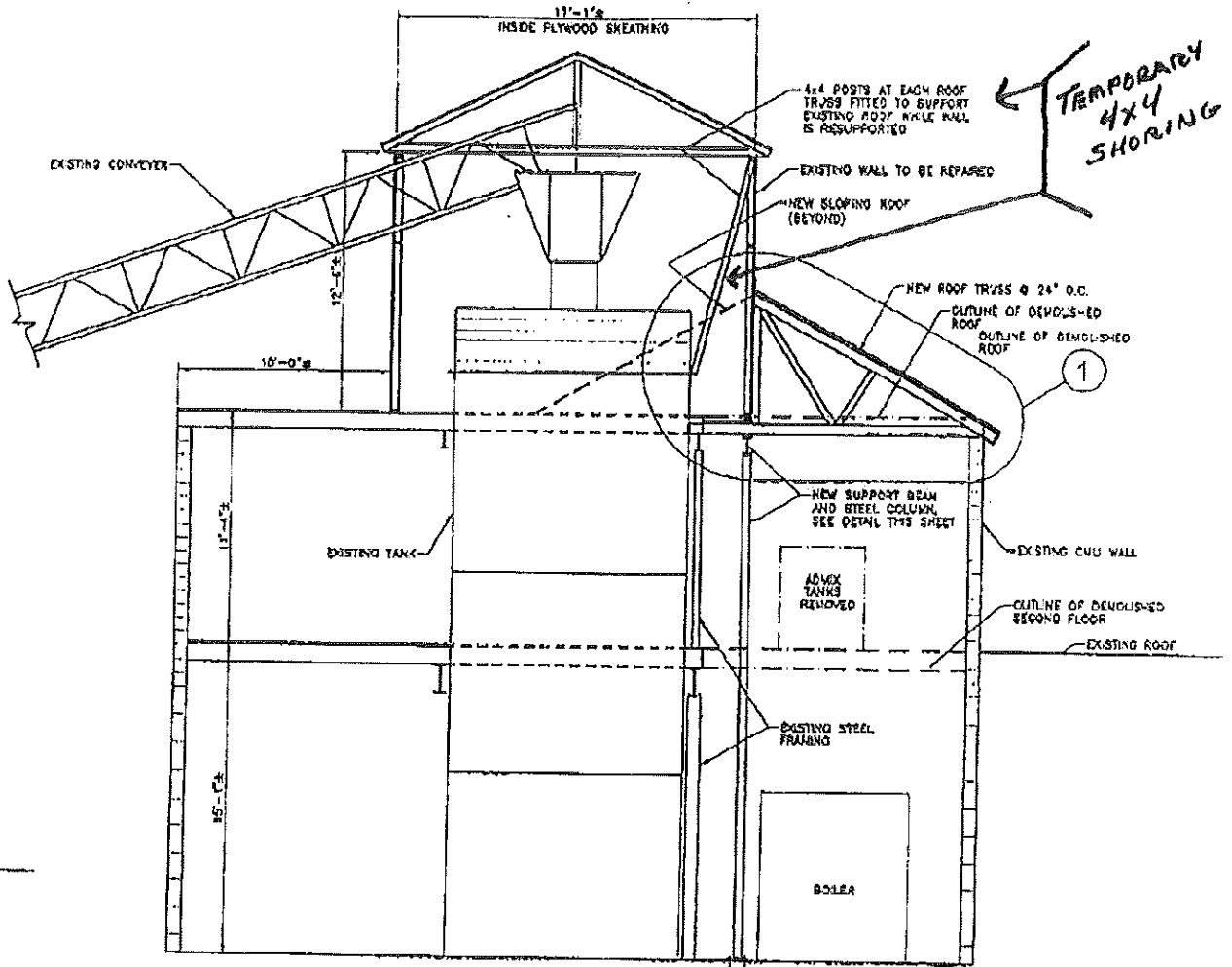
Re: Ocean Avenue Emergency Repairs      CC: File

Urgent     For Review     Please Comment     Please Reply     Please Recycle

Mike:

Enclosed letter and drawing reference additional temporary shoring required at Ocean Avenue that was not referenced in the language of the December 6 building permit. I want to be sure that we are doing things by the book, thus my request for your review and response before we go any further. Thanks Mike.

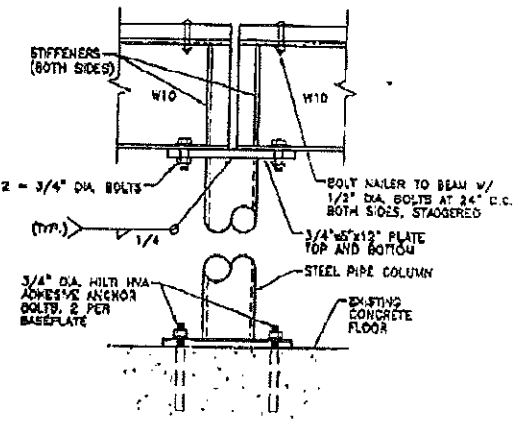




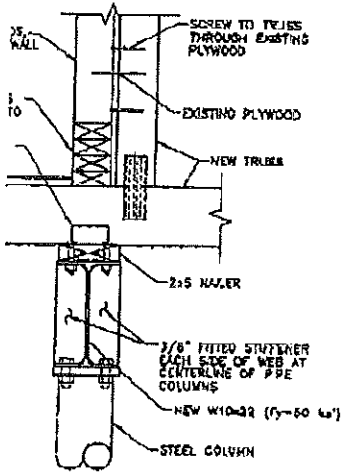
TEMPORARY  
 4x4  
 SHORING

1 TO END  
 LOAD, 5 HEADS  
 H 5/8\"/>

SECTION A  
 1/4\"/>



SUPPORT BEAM & COLUMN DETAIL  
 1/2\"/>



DETAIL 2  
 1/2\"/>

- NOTES:
1. TRUSSES SHALL BE DESIGNED BY TRUSS MANUFACTURER REGULARLY ENGAGED IN PRODUCTION OF SIMILAR.
  2. DESIGN FOR 10 PSF SNOWLOAD ON PROJECTED AREA INCLUDING DRIFT LOAD.

Scale	AS SHOWN	DRAGON PRODUCTS COMPANY, INC. PORTLAND, MAINE	PRELIMINARY
Project No.	343-030	PORTLAND BATCH PLANT ROOF REPAIRS	
Revision	2006	PLAN AND SECTION OPTION 1	1
Checked By	STR		
Drawn By	TLT		
Checked By	STR		
NA	Revised	Date	Rev. Number 11-28-05

**Kleinschmidt**  
 13 NEWTON ROAD SUITE 170  
 PORTLAND, MAINE 04107  
 Telephone: (207) 487-1111  
 Fax: (207) 487-3124  
 www.kleinschmidtinc.com

RIGHT SIDE



## Corporate Offices

38 Preble St. • P.O. Box 1521  
Portland, Maine 04104  
207-774-6355 • Fax 207-761-5694

December 12, 2005

Mr. Michael Nugent  
Inspection Division Director  
City of Portland  
389 Congress Street  
Portland, Maine 04101  
VIA FACSIMILE 207-756-8090

RE: Ocean Avenue Temporary Repairs

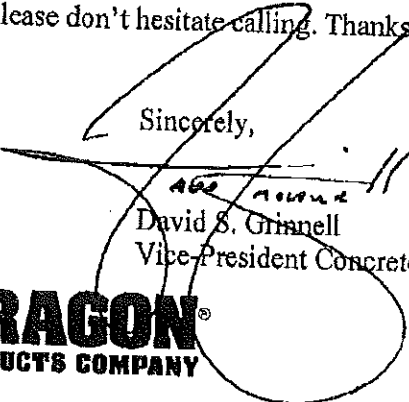
Dear Mike:

In the building permit you issued on December 6, 2005 for our emergency repairs at Ocean Avenue, you specifically highlight the approved shoring to the masonry wall only as detailed in the Kleinschmidt drawing of November 30, 2005, but you do not address item #1 from Kleinschmidt Associates letter of November 22, 2005, that refers to the additional shoring of the back wall of the wooden cupola structure that surrounds the top of the conveyor belt turntable and aggregate bins, that was left partially unsupported when the flat roof that supported this cupola wall collapsed. As an added measure of safety, I believe this additional shoring needs to take place prior to debris clean up. We did not specifically discuss this temporary cupola shoring, and with the language of the permit not specifically referencing it, I am assuming that it is not covered under this permit. I am hoping that either the original permit can be amended to include the cupola shoring, or an additional permit turned around as quickly as the first, as we have completed the masonry wall shoring and wish to get started on clean up as soon as possible.

I am enclosing a preliminary Kleinschmidt drawing of final roof repairs to our building that shows the temporary 4x4 posts from the cupola wall header to a steel flange on the steel aggregate bins of the batch plant. The 4x4s will be installed, as per Kleinschmidt's recommendation, at each roof truss to the steel flange on the aggregate bins, where a bracket will be welded to encompass each 4x4. This shoring will be left in place through clean up and final repairs to the building that is to be approved by you at a later date.

If you have any questions or concerns, please don't hesitate calling. Thanks in advance for your assistance.

Sincerely,

  
David S. Grinnell  
Vice-President Concrete Operations

**DRAGON**<sup>®</sup>  
PRODUCTS COMPANY