

City of Portland, Maine - Building or Use Permit Application

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

| | | |
|-----------------------|---------------------------|--|
| Permit No: 05-1752 | Issue Date: DEC 7 2005 | PERMIT ISSUED CBL 2815-A004 44-A002001 |
|-----------------------|---------------------------|--|

| | | | |
|--|--|---|----------------------|
| Location of Construction: 960 OCEAN AVE | Owner Name: CITY OF PORTLAND DRAGON CITY OF PORTLAND PRODUCTS | Owner Address: 389 CONGRESS ST | Phone: |
| Business Name: C/S | Contractor Name: Dragon Products | Contractor Address: 960 Ocean Ave Portland | Phone: 2078792328 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | Zone: |

| | | | | |
|--|---|---|--|--------------------|
| Past Use: Commercial | Proposed Use: Commercial Emergency repair. Remove 1 wall and clear debris | Permit Fee: | Cost of Work: \$0.00 | CEO District: 4 |
| Proposed Project Description: Remove 1 wall and clear debris REINFORCE | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: LIMITED REPAIR Type: 12/6/05 Signature: [Signature] | |

| | | | |
|--|--|------------------------|--|
| Signature: [Signature] | | Signature: [Signature] | |
| 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: dmartin | Date Applied For: 12/05/2005 | Zoning Approval | |
|-----------------------------|---------------------------------|------------------------|--|

| | | | |
|--|--|--|--|
| 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.. | Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: | Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied 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 _____

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT WORKED
DEC - 7 2005
Permit Number: 051752
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that ~~REINFORCE~~ Drawings Products

has permission to REINFORCE Remove wall and clear debris

AT 960 OCEAN AVE

415/A-004

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 procured before this building or part thereof is laid or otherwise 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. Carla Carr 12-6-05
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

| | | |
|-----------------------|---------------------------------|---------------------|
| Permit No: 05-1752 | Date Applied For: 12/05/2005 | CBL: 415 A004001 |
|-----------------------|---------------------------------|---------------------|

| | | | |
|--|--|---|-------------------------|
| Location of Construction: 934 Ocean Ave | Owner Name: Dragon Products Company Inc | Owner Address: 38 Preble St | Phone: |
| Business Name: | Contractor Name: Dragon Products | Contractor Address: 960 Ocean Ave Portland | Phone (207) 879-2328 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | |

| | |
|---|--|
| Proposed Use: Commercial Emergency repair. Reinforce 1 wall and clear debris | Proposed Project Description: Reinforce 1 wall and clear debris |
|---|--|

| | | | |
|--|--|--------------------------|---------------------------|
| Dept: Building | Status: Approved with Conditions | Reviewer: Mike Nugent | Approval Date: 12/06/2005 |
| Note: | Ok to Issue: <input checked="" type="checkbox"/> | | |
| 1) Limited scope emergency demo work and shoring of one masonry wall only as per plan. Separate permits are required for additional work. | | | |
| Dept: Fire | Status: Approved | Reviewer: Cptn Greg Cass | Approval Date: 12/06/2005 |
| Note: | Ok to Issue: <input checked="" type="checkbox"/> | | |



General 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.

| | | |
|--|--|---|
| Location/Address of Construction: <u>960 OCEAN AVENUE PORTLAND, MAINE</u> | | |
| Total Square Footage of Proposed Structure <u>TEMPORARY REPAIRS TO AN EXISTING BUILDING</u> | | Square Footage of Lot |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>AS PER ENCLAVA FY 2006 FOR PROPERTY TAX STATEMENT</u> | Owner: <u>DRAGON PRODUCTS COMPANY 38 PEARLE STREET PORTLAND, MAINE 04101</u> | Telephone: <u>774-6355</u> |
| Lessee/Buyer's Name (If Applicable) <u>N/A</u> | Applicant name, address & telephone: <u>DRAGON PRODUCTS COMPANY 38 PEARLE STREET PORTLAND, MAINE 04101 207-774-6355</u> | Cost Of Work: \$ _____ Fee: \$ _____ C of O Fee: \$ _____ |
| Current Specific use: <u>READY-MIXED CONCRETE BATCH PLANT</u> Proposed Specific use: <u>READY-MIXED CONCRETE BATCH PLANT</u> | | |
| Project description: <u>TEMPORARY REPAIRS, AS OUTLINED IN ATTACHED KLEINSCHMIDT ENGINEER'S LETTER OF 11/21/05 AND REVISIONS OF 11/30/05, TO EXISTING READY-MIXED CONCRETE BATCH PLANT BUILDING, TO STABILIZE STRUCTURE AND ALLOW FOR CLEAN-UP.</u> | | |
| Contractor's name, address & telephone: <u>TEMPORARY REPAIRS TO BE DONE BY DRAGON.</u> | | |
| Who should we contact when the permit is ready: <u>DAVIA BRUNNELL</u> | | |
| Mailing address: <u>P.O. BOX 1521 PORTLAND, MAINE 04104</u> | | Phone: <u>774-6355</u> |

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building 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 <u>David Brunnell</u> | Date: <u>12-5-2005</u> |
|---|------------------------|

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

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

November 22, 2005

VIA FACSIMILE

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

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.

Kleinschmidt

Energy & Water Resource Consultants

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

Facsimile Transmittal

To: MIKE NUGENT

Company: CITY OF PORTLAND

Fax No: 207-874-8116

From: STEVE RUEL

Date: 11-30-05

Re: DRAGON PRODUCTS

Pages (Including Cover): 2

PORTLAND BATCH PLANT ROOF Job Number: 343-020

Urgent For Review Please Comment Please Reply As Requested For Your Use

Comments:

ENCLOSED IS SKETCH OF WALL BRACING TO BE
USED IN LIEU OF SCAFFOLDING.

I WILL CALL LATER TO SEE IF YOU HAVE
COMMENTS.

cc: DAVID GRINNELL - DRAGON PRODUCTS

Operator

Mail Original Yes No

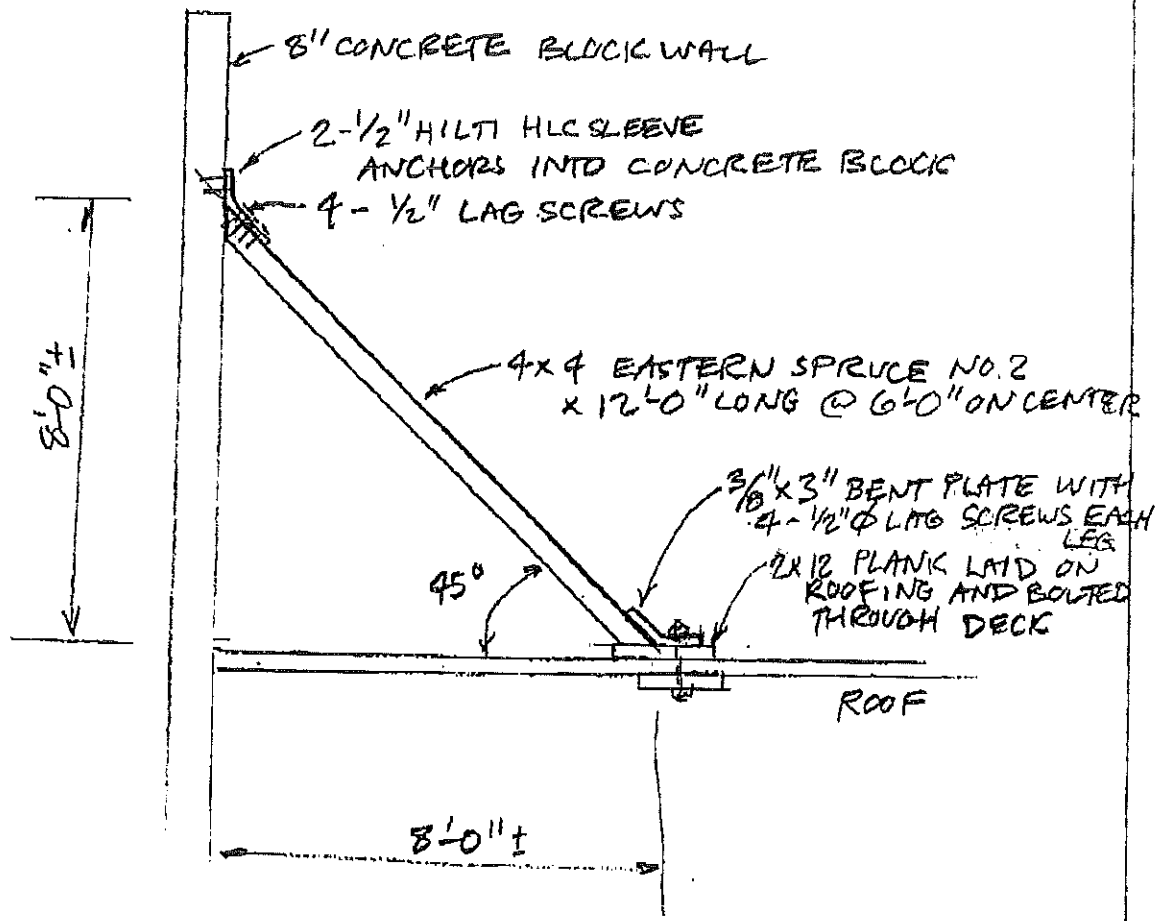
Kleinschmidt
Energy & Water Resource Consultants

Phone: (207) 487-3328
Fax: (207) 487-3124
www.KleinschmidtUSA.com

| | |
|--------------|----------|
| Page: | SK-1 |
| Project No.: | 343-020 |
| By: | STZ |
| Date: | 11-30-05 |
| Checked: | |
| Date: | |

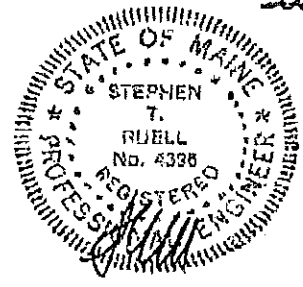
Project: DRAGON - PORTLAND BATCH PLANT ROOF

Subject: TEMPORARY WALL BRACING DETAIL



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 Froble Street
P.O. Box 1621
Portland, Maine 04104

207-774-6355
Fax 207-761-6884

Fax

To: City Of Portland, Inspections Division

ATTN: Mr. Michael Nugent, Director

Fax: 207-756-8090

Pages: 7 including cover

Phone: 207-874-8700

Date: December 5, 2005

Re:

CC:

Urgent For Review Please Comment Please Reply Please Recycle

Mike:

Enclosed please find completed permit application with supporting documents regarding temporary repairs at our Ocean Avenue facility. If I have not completed as required or if you need further information, please don't hesitate calling me at 774-6355. Thanks again for your assistance Mike.

Dave Grinnell

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

Permits expire in 6 months, if the project is 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 initializing 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.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- 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]
Signature of Applicant/Designee

12-7-05
Date

[Signature]
Signature of Inspections Official

11-7-05
Date

CBL: 415 A004 Building Permit #: 051752

ELECTRICAL PERMIT

City of Portland, Me.

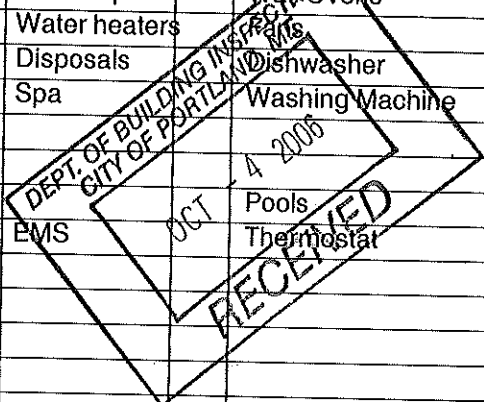


To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date _____
 Permit # 2006-4877
 CBL# 415 A 4

LOCATION: 960 Ocean Ave METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER _____
 TENANT Dragon Products PHONE # 879-2328

| | | | | | | TOTAL EACH FEE | | |
|-------------------------------------|-------------------|-----------------|---------------|-----|-----------------|------------------|-------|-------|
| OUTLETS | 8 | Receptacles | Switches | 4 | Smoke Detector | | .20 | |
| FIXTURES | | Incandescent | Fluorescent | 8 | Strips | | .20 | |
| SERVICES | | Overhead | Underground | | TTL AMPS <800 | | 15.00 | |
| | | Overhead | Underground | | >800 | | 25.00 | |
| Temporary Service | | Overhead | Underground | | TTL AMPS | | 25.00 | |
| METERS | | (number of) | | | | | 25.00 | |
| MOTORS | | (number of) | | | | | 1.00 | |
| RESID/COM | | Electric units | | | | | 2.00 | |
| HEATING | 1 | oil/gas units | Interior | | Exterior | | 1.00 | |
| APPLIANCES | | Ranges | Cook Tops | | Wall Ovens | | 5.00 | |
| | | Insta-Hot | Water heaters | | | | 2.00 | |
| | | Dryers | Disposals | | Dishwasher | | 2.00 | |
| | | Compactors | Spa | | Washing Machine | | 2.00 | |
| | | Others (denote) | | | | | 2.00 | |
| | MISC. (number of) | | Air Cond/win | | | | | 3.00 |
| | | | Air Cond/cent | | | | | 10.00 |
| | | | HVAC | EMS | | Pools | | 5.00 |
| | | | Signs | | | Thermostat | | 10.00 |
| | | | Alarms/res | | | | | 5.00 |
| | Alarms/com | | | | | 15.00 | | |
| | Heavy Duty(CRKT) | | | | | 2.00 | | |
| | Circus/Carnv | | | | | 25.00 | | |
| | 1 Alterations | | | | | 5.00 | | |
| | Fire Repairs | | | | | 15.00 | | |
| | 4 E Lights | | | | | 1.00 | | |
| | E Generators | | | | | 20.00 | | |
| PANELS | | Service | Remote | 1 | Main | | 4.00 | |
| TRANSFORMER | | 0-25 Kva | | | | | 5.00 | |
| | | 25-200 Kva | | | | | 8.00 | |
| | | Over 200 Kva | | | | | 10.00 | |
| MINIMUM FEE/COMMERCIAL <u>55.00</u> | | | | | | TOTAL AMOUNT DUE | | |
| | | | | | | MINIMUM FEE | 45.00 | |



CONTRACTORS NAME Keelley Electric MASTER LIC. # MC60018859
 ADDRESS 1039 Riverside ST PORT. 04103 LIMITED LIC. # _____
 TELEPHONE 797-3772

SIGNATURE OF CONTRACTOR [Signature] 126 20