

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 160-182 Anderson Street

Issued to G. E. Supply Corp.

Date of Issue October 23, 1952

This is to certify that the building, premises, or part thereof, at the above location, built—altered—~~changed structure~~ under Building Permit No. 51/2301, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire Building

Warehouse and Office

Limiting Conditions:

Because of omission of range hood, range is not to be used for cooking candy, frying in deep fat or any other purpose likely to produce a quick, unfriendly fire.

This certificate supersedes certificate issued

Approved:

10/22/52 *Alvin Hamilton*  
(Date) Inspector

*Waverly Gold*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Second Sheet

Complaint No. \_\_\_\_\_

Location 160-182 Anderson St.

Permit No. 51-8301

9-4-52. Following not yet  
done, permit for electric  
range not yet applied for,  
sign on Cove St. end of  
building pointing to  
repair room not removed.  
Suggested guard rails to  
prevent storing merchandise  
above warehouse heater.

Mentioned these matters  
with Mr. Hal Smith, Dist  
Off. Dept. of Soc.

9-19-52. Mr. Smith, York  
City, will apply for permit.  
H.S.

10-23-52. Above matters taken  
care of. H.S.



Mr. H. T. Smith-----2

July 25, 1952

Our inspector reports that there is now on the wall, opposite the doorway which opens from the display room corridor into the warehouse, a directional exit light indicating the exterior emergency exit doorway at the corner of the warehouse toward Cove Street. There is some question if this is large enough or clearly enough discernable from the doorway to suitably guide those needing to reach the emergency exit door, but the principal fault is that in the central part of the warehouse there are two directional exit signs evidently intended to indicate the exit through the repair shop for employees in the warehouse. Our inspector feels that these exit signs are in such a location as to likely confuse persons from the office section needing to reach the emergency exit on the Cove Street side. It is commendable, of course, to provide exit signs indicating the exit through the repair shop, but we are relying on the exit to Cove Street for the occupants of the display room and there should be nothing there to divert them somewhere else.

It has been evident from the beginning that, if the exit to Cove Street was really to be effective, it would be necessary to maintain aisles or passageways of some character through any goods which might be stored in the warehouse and to have exit signs and directional lights provided in relation thereto that a group from the display room would know unerringly where to go to reach the Cove Street exit, upon entering the warehouse. No doubt you will be able to work this out, and, if in doubt, please contact Inspector Hamilton of this office, who may be reached by phone between 8:00 and 8:30 any week day morning but Saturday.

- ✓3. His inspection was on July 1, and at that time, although shown on the plan the two standard exit signs on the lunch room side of the door to supply room and on the supply room side of the door from supply room to general office, had not been put in place. There should be at least one white light to illuminate the exit sign in the supply room at all times when the lunch room is in use.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMCB/B

*Mr. J. J. [unclear] [unclear]  
Exit sign - warehouse & Cove St entrance of Cove St side  
Particular [unclear] in warehouse*

INTER-OFFICE CORRESPONDENCE

BP 160-182 Anderson Street, CITY OF PORTLAND, MAINE  
Corner of Cove Street BUILDING INSPECTOR

June 13, 1952

To: Oliver T. Sanborn  
Chief of the Fire Department

FROM: Warren McDonald  
Inspector of Buildings

SUBJECT: Ladder to roof of new General Electric Building  
at 160-182 Anderson Street.

This building has two roof levels, that of the main warehouse being more than 20' above the ground. Section 21211 of the Code requires in such a case that there be a scuttle at least 24" x 36" leading to the roof with a permanently fixed ladder inside the building leading to the scuttle unless some equivalent arrangement is approved by the Chief of the Fire Department.

Our inspector reports that the constructor's foreman says that they propose as an alternative to the scuttle and inside ladder, an outside ladder leading merely from the low roof to the high roof. We interpret his explanation as meaning that there would be no ladder from the ground to the low roof.

The foreman says that you have been consulted and have approved this alternative arrangement. If so, will you be good enough to indicate below and return whether or not you have approved it.

---

Inspector of Buildings

WMcD/G

INTER-OFFICE CORRESPONDENCE

BP 160-182 Anderson Street,  
Corner of Cove Street

CITY OF PORTLAND, MAINE

BUILDING INSPECTOR

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Inspector of Buildings

*This arrangement is ok.*

WMcD/G

*G.T.H.  
What is to be  
done now?  
MMT  
6/17/52*

*OTJ*

RECEIVED

JUN 17 1952

DEPT. OF BLD'G. INSP.  
CITY OF PORTLAND

BP 160-182 Anderson Street

May 1, 1952

General Electric Supply Corporation  
94 Commercial Street  
Portland, Maine

Copy to, Robert Verrier Const. Co.,  
65 Commercial Street

Gentlemen:

This letter may be taken as a temporary certificate of occupancy so that you may lawfully occupy the office section of your new building under construction at 160-182 Anderson Street.

Our inspector reports that the office section of the building is all in good order and in compliance with the Building Code except the emergency means of egress from the display auditorium. This emergency means of egress as far as its entry into the warehouse portion is concerned is in good order, but if the auditorium is used during the term of this temporary certificate, it will be necessary to be certain at all times that there is a clear passageway through the warehouse to a satisfactory exit.

Nothing in this temporary certificate is to waive any of the required notices as to closing-in inspection before any of the ceilings or partitions in the warehouse portion are covered up in any way whatever; nor to waive the requirement of notice of readiness for final inspection when all things controlled by the Building Code are completed. When final inspection of the entire building shows everything in order, the final and usual certificate of occupancy covering the use of the entire building will be issued.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMCD/B

2B

*Bancroft & Martin Rolling Mills Company*

*Manufactured by  
G. E. Supply Warehouse  
South Portland 7, Maine  
1/7/52*

January 7, 1952

Office of Building Inspector  
City of Portland  
Maine

RECEIVED

JAN 8 1952

OFFICE OF BUILDING INSPECTOR  
CITY OF PORTLAND

Re: Longspan Joists  
G. E. Supply Warehouse  
Marginal Way

Gentlemen:

We hereby certify that all welding done on long-span joists for the above job will be done by welders who have been tested and approved by your office.

We further certify that all welded joints will be made by electric arc welding in accordance with the latest standards of the American Welding Society Code for Fusion Welding and that all joints shall be designed to develop the stresses and the web members forming the joint.

Very truly yours,

BANCROFT & MARTIN ROLLING MILLS CO.

*R. M. Chase*

R. M. Chase  
Engineer

RMC/wb



EP 160-182 Anderson Street-I

January 2, 1952

Robert Verrier Construction Company  
65 Commercial Street  
Portland, Maine

Copies to: Mr. Henry T. Smith, Service Manager  
c/o G. E. Supply Corporation  
94 Commercial Street  
Mr. James J. Welch, Const. Dept.  
G. E. Supply Corporation  
Somersworth, New Hampshire

Gentlemen:

Amendment #2 covering construction of the superstructure of the warehouse section of the new building for the General Electric Supply Corporation at 160-182 Anderson Street is issued herewith based on revised plans as filed, but subject to the following conditions:

1. It is clear that the office section of the warehouse is large enough to require two means of egress. Since there are to be no steps to the ground from the platform outside the repair shop, exit through the repair shop cannot be counted. Therefore exit will have to be made out through the storage area and thence to the exit door in the Cove Street wall of that area, which is to be equipped to serve as a means of egress from the office section of the building. Toward this end an exit sign with letters at least six inches high, showing red or green on a light colored background, is required over whichever one of the two doors leading from the warehouse office to the storage area is to be marked for exit purposes, and a passageway at least 3' wide will need to be maintained at all times across the warehouse to the exit door from the storage area. *STEPS TO BE PROVIDED FROM PLATFORM WITH EXIT SIGNS INDICATING EXIT THROUGH REPAIR SHOP + PROPER HANDLING ON DOORS*
2. The main entrance doors to the warehouse office and the door leading to the storage area from that office will need to be equipped with such hardware that they may be always opened from inside the office, even though they are locked against entrance from outside, merely by turning the usual knob or by pressing the usual thumb lever. Since each leaf of the double door at the entrance to the warehouse office is to be only 2' 6" wide, one door will not provide the required three foot width of opening. Therefore either anti-panic bars to operate the lock are required on each leaf of this pair of doors or else a vestibule latchset is required on the working door with an anti-panic bar on the standing door to make the full width of the opening available in case of emergency. The exit door from the storage area is to be equipped as indicated in the letter sent with the amendment covering construction of the office section of the building.
3. The ramp in the warehouse leading from the exit door from the office section of the building is required to be equipped with a non-slip surface. *ABRASIVE IN CONCRETE - SEE SPECS.*
4. Since the roof of this section of the building is to be more than twenty feet above the grade, a scuttle at least 24" x 36" with a permanently fixed ladder inside the building leading thereto is required in the roof unless some equivalent arrangement can be worked out that the Chief of the Fire Department will approve, as specified in Section 21211 of the Building Code. The amendment is issued on the basis of compliance with this requirement.
5. It is understood that the entire building is to be equipped with an automatic sprinkler system with sprinkler heads being located both below and above the hung ceilings wherever access to the space above the ceilings is large enough to allow entrance for servicing of the heads. A separate permit issuable only to the actual installer is required for the installation of this system and with the application for the permit will need to be filed a plan of the proposed system bearing the approval of the insurance rating bureau having jurisdiction.

*Amendment  
1/2/52  
C.S.*

January 2, 1952

6. If wood strapping is to be used against masonry walls for the application of finishing material, incombustible firestopping is to be provided at the ceiling line in a manner similar to that indicated for such areas in the office section of the building.

*Metal covering partitions*  
7. If any of the openings in that wall of the building next to the spur track are to be located closer than thirty feet to any openings in the building on the adjoining lot, such openings are required to be protected by standard fire windows, doors, or shutters, or by open sprinkler heads outside the building, as provided in Section 402a5 of the Building Code relating to construction in Fire District No. 1 where the property is located. Amendment is issued on the basis of compliance with this requirement. We would like to have this matter investigated, and if conditions are such as to require protection, to have information as to the method you propose to use to comply with this requirement communicated to this office as soon as possible.

8. The installation of an exhaust fan ventilating system through the roof of the boiler room is noted. In view of the fact that, if the door to the heater room were to be kept closed, such a system would likely take air from the heater room which would be vitally needed for combustion purposes by the heating equipment, it appears that such an exhaust system would be more of a detriment than an asset to the efficient and safe working of the heating system without there being some means of getting fresh air to the room. No doubt some means of removing excessive heat from the room may be desirable, but it would seem more important to make sure that fresh air will be available in the heater room at all times for combustion purposes. It is likely that some arrangement can be worked out to accomplish this. - *OPENING TO BE PROVIDED IN WALL OF HEATER ROOM*

9. Separate permits issuable only to the installers are required for the installation of the two heating systems and for any systems of mechanical ventilation.

10. Notifications to be given for the usual inspections before wallboard is applied to walls, partitions or ceilings and before occupancy of the building. At the time of the latter inspection, the certificate of occupancy, without issuance of which use of the building is unlawful, will be issued if everything is found in accordance with law.

Very truly yours,

Warren McDonald  
Inspector of Buildings

*NOTES IN RED BY A.J.S. - 1/15/52.*

AJS/G

BP 160-182 Anderson Street-1

December 12, 1951

Robert Verrier Construction Company  
65 Commercial Street  
Portland, Maine

Copies to: Mr. Henry T. Smith, Service Mgr.  
C/O U. S. Supply Corporation  
87 Commercial Street  
Mr. James J. Welch, Const. Dept.  
C. S. Healy Corporation  
Dunsmuirworth, New Hampshire

Gentlemen:

Amendment #1 to permit 51/2031 covering changes in construction and design of the office section of the proposed warehouse under construction at 160-182 Anderson Street, corner of Cove Street, is issued herewith based on the revised plans filed with the application for amendment, but subject to the conditions listed below. With the issuance of this amendment limitations placed upon construction when the original permit was issued are lifted as far as work on the office section is concerned and permission to proceed with the entire construction of this section is hereby granted. Conditions under which the amendment is issued are as follows:

1. Contrary to the directions given in paragraph #16 in our letter of recent date, either exit signs or lights are required over doors #4, #5, and #13 and exit lights (signs alone are not acceptable) over doors #6 and #14 in the office section and #21 in the warehouse on the basis that the emergency means of egress serving the display room is to be out through the warehouse section. Additional directional exit lights are required in such number and location as to indicate clearly the position of the exit door in the warehouse section. It will also be necessary to maintain clear aisles at least 3' wide in an adequate manner across the warehouse from the door leading from the office section to the exit door from the warehouse. Exit lights adequate in location and number to light the way across the warehouse are required, such lights to be on the same circuit as the exit lights and controlled by a single switch as far as possible.

2. Anti-panic hardware with bars extending full width of the doors is required on the exterior doors at opening #11 and the vestibule doors at opening #10 if there are to be fastening devices of any kind on them, on the entrance door to the display room at opening #9 and the side exit door from that room at opening #6, as well as on the door to the warehouse at opening #14 and the exit door from the warehouse at opening #21. On the basis that each leaf of the doors at openings #10 and #11 are to be only 2' 8" wide as indicated in the door schedule, bars will be needed on both doors of each pair in order to operate the anti-panic hardware so that full width of opening may be available. Although the opening at the entrance to the display room scales less than 6' wide, the door schedule shows that each leaf of the doors in the opening is to be 3' wide. If the latter condition is to prevail, the bar operating the locking device need be provided only on the working door.

3. The use of the wood strapping for support of the ceiling of the hoods over entrances to the building is not permissible. It is understood that a revised detail showing the elimination of this combustible material is to be furnished, and the amendment is issued on the basis that this will be done.

4. Size of beams over the proscenium opening at the stage is not indicated. This amendment is being issued on the understanding that a detail is to be furnished giving this information and also showing the manner in which the required fireproofing of these beams is to be provided.

5. It is understood that mechanical ventilation is to be provided for the toilet rooms, lunch room, and display room. A separate permit, issuable only to the

Hubert Verrier Construction Company

December 12, 1951

actual installer, is required for the installation of these systems of ventilation and also for the installation of the cooking equipment and any system of mechanical refrigeration in the lunch room.

6. Notification for inspection by this department is required before any covering is applied to walls, partitions, or ceiling.

Very truly yours,

Warren K. Kucala  
Inspector of Buildings

BIS/S

*File copy*

160-182 Anderson Street,  
Corner of Cove Street-I

November 2, 1951

Mr. James J. Welch  
General Electric Realty Corporation  
Somersworth, New Hampshire

Dear Mr. Welch:

Recalling our conversation about the roof drainage and the approval by General Electric of the superstructure plans of the proposed building at 160-182 Anderson Street in Portland, I had a phone call from Robert Verrier this morning requesting that we concentrate on examining the superstructure plans for the office section with the thought that we could issue a partial permit for the construction of that section only thus taking advantage of time and weather which he thought valuable.

I talked over the matter of roof drainage with him and he thought that was the only way to care for the roof drainage--running it off the edge of the roof toward Cove Street. I told him that that was the proposition when the building permit was issued, we would be compelled to notify G. E. of the prohibition on the part of the Building Code of the drainage from any roof running upon the public sidewalk.

I asked him if G. E. did not have to approve the plans of the superstructure before he proceeded above the foundation. I gathered from him that this is not necessary, that his company had charge of designing the building and could proceed as fast as permits could be secured.

This raises considerable doubt in my mind since the application for the permit is signed for G. E. by Mr. Verrier as their agent. But for our conversation yesterday, if we could check a segregated part of the plans as complying with the Building Code, we would normally issue a partial permit. However, we hold that the owner is primarily the party to be served, and under the circumstances I hesitate to issue any more permits until we have the assurance from G. E. that they want them issued.

It will take two or three days for us to check anyway, but I shall certainly appreciate word from you as soon as possible indicating whether or not G. E. wants such permits issued until the plans have been approved by the owner.

Very truly yours,

Warren McDonald  
Inspector of Buildings

VMC/c

File: 160-182 Anderson Street,  
Corner of Cove Street-1

November 2, 1951

Lyman S. Moore, City Manager

Copy to: George H. May  
Commissioner of Public Works

Warren McDonald, Insptr. of Bldgs.

Drainage problems in connection with new General Electric Supply building  
at 160-182 Anderson Street

Representative of the Engineering Department of General Electric Supply Corporation has raised some questions about roof drainage from the proposed building in an attempt to make the proposition comply with the Building Code both as to construction of the building and as to the situation after the building is finished, relating particularly to water from the roof running onto Cove Street, which, I understand, is to be accepted by the City.

By calling Robert Verrier I confirmed the intent, explained to me by the General Electric Engineer, of sloping the entire roof (about 30,000 square feet toward Cove Street) with the idea of letting the water pour off over the edge of the roof. This edge of the roof is proposed 5' or less from the street line of Cove Street. While the Building Code does not specifically forbid such an arrangement for roof drainage, it does stipulate that no water from either a new or existing roof shall be permitted to run upon the public sidewalk.

In my judgment this manner of caring for the roof drainage would mean that great quantities of water in case of heavy rain would inevitably run upon the public sidewalk space of Cove Street. If they persist in this proposal, I shall feel it my duty in issuing the permit for the superstructure to warn the owner of the provisions of the Building Code so that he may understand now that he may be confronted with a very difficult problem after the building is built.

Verrier Construction Company is not only to build the building but is responsible for the plans under a rather loosely drawn set of specifications by General Electric Supply Corporation and an agreement which fixes a maximum compensation for the contractor plus a fixed profit. The joker in this is that G. E. Engineering Department did not handle this in the first place, and when the question of roof drainage came up with the Engineering Department, Verrier apparently demanded more money if the arrangement were to be changed to take the roof drainage down through the building, as would be normal.

Upon Bob Verrier phoning me to secure a building permit for part of the building, so that they could go ahead, this matter of roof drainage was talked over. He claimed this was the only way to drain the roof in view of the capacity and deficiencies of the existing sewer, saying that water from the Bay backed up into this sewer at high tide so that they would be compelled to put a check valve in the sewer (presumably in the building lateral connecting with the present sewer).

When I told him how the Building Code applied to running roof drainage on the public sidewalk, he cited the inadequacy of the city sewer, and complained that the Development Commission in selling land had not fully represented the true situation with regard to this and other features. He expressed the opinion that this was a very poor way to keep satisfied industries in the City.

Sydney S. Moore, City Manager \_\_\_\_\_ 2

November 2, 1951

Knowing nothing about the arrangements to attract G. W. to Anderson Street, it seemed best to advise you at once of the question that has come up.

I saw the contract between G. E. and Verrier which required that the plans be completed by some date in October (this was not done), and that the plans must be approved by G. E. According to Engineer Welch of G. E., they have not approved the plans. Because of this situation I am notifying Mr. Welch in Somersworth, New Hampshire of the Verrier request for early issuance of the partial permit for superstructure because it seemed entirely out of line for us to issue a permit applied for in the name of the owner by the owner's agent (Verrier) without the consenting to the issuance by the owner.

\_\_\_\_\_  
Inspector of Buildings

WMD/G





ajh

(1) INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Foundation  
Portland, Maine, September 18, 1951

01788  
SEP 19 1951  
CITY OF PORTLAND, ME.

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure's equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 160-182 Anderson Street Within Fire Limits? yes Dist. No. \_\_\_\_\_  
Owner's name and address G. E. Supply Co., 94 Commercial St. Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Robert Verrier Construction Co., 65 Commercial St. Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 4  
Proposed use of building Warehouse and office No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_ Fee \$ 1.00

General Description of New Work

To excavate and construct concrete foundation only for warehouse building 212'x165' as per plans

Permit Issued with Letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Robert Verrier Construction Co.

Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? \_\_\_\_\_  
Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

If a Garage

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_ number commercial cars to be accommodated \_\_\_\_\_  
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

Miscellaneous

Will work require disturbing of any tree on a public street? no  
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

G. E. Supply Co.  
Robert Verrier Construction Co.

LETTER BY: ajh

Signature of owner By: David X. Verrier

COPY



AP 160-182 Anderson Street-I

A.P. K

September 19, 1951

Mr. Robert Varrier Construction Co.  
65 Commercial Street  
Portland, Maine

Copies to: G. E. Supply Company  
94 Commercial Street  
Engineering Services, Inc.  
84 Stevens Avenue

Gentlemen:

Advance permit covering excavation and construction of foundation only for a warehouse building 165' x 212' at 160-182 Anderson Street, corner of Cove Street, is issued herewith based on the plans filed with the application for permit. It is understood that work is going ahead with the plans of the superstructure and that they are to be filed for checking as soon as ready, to go with the general construction permit, application for which has already been made. The permit being issued covers no work above the top of the foundation walls and it is unlawful to proceed with any work above that point until the general construction permit has been issued. If when the excavation is made soil conditions are uncovered which make it advisable to change the design of the foundation of the building, it is necessary that such changes be covered by an amendment to this permit.

Presumably you are aware of the limitations on construction which have been imposed by the Federal Government. If you have not already done so, we suggest that you consult the local office of the National Production Authority at 477 Congress Street as to the application of these restrictions to this project.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/G

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for Warehouse and office  
at Anderson Street Date 9/18/51

1. In whose name is the title of the property now recorded? G. E. Supply Corp.
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? stakes
3. Is the outline of the proposed work now staked out upon the ground? yes by Wed.  
If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? \_\_\_\_\_
4. What is to be maximum projection or overhang of eaves or drip? \_\_\_\_\_
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes
6. Do you assume full responsibility for the correctness of all statements in the application, concerning the sizes, design and use of the proposed building? yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

John W. Maguire

194  
100-17  
AP 160-182 Anderson Street-I  
Corner of Cove Street

November 8, 1951

Robert Verrier Construction Company  
65 Commercial Street  
Portland, Maine

Copies to: Mr. Henry T. Smith, Service Manager  
G. E. Supply Corp., 94 Commercial St.  
Mr. James J. Esler, Construction Dept.  
G. E. Realty Corporation  
Somersworth, New Hampshire  
Verrier Construction Company for  
Superintendent on the job  
Engineering Services, Inc.  
84 Stevens Avenue

Gentlemen:

You have notified us that the owners do not plan to build at the present time the superstructure of the warehouse section of the proposed office and warehouse building for G. E. Supply Corporation at 160-182 Anderson Street, but that you would like a partial permit to include construction of the office section. Confronted with the need of the owners to get the superstructure of the office section started and completed at the earliest possible date, and with the stipulation of the Building Code that we shall not issue building permits until we have detailed information to promise compliance with the Building Code with the plans of the office section are short to a considerable extent of showing that compliance, the only course I can follow is to issue a partial permit only for the office section withholding authorization for construction of such of the office superstructure until definite information is received. Also, citing certain features as to compliance with the Building Code, not shown on the plans, and applying to that part of the office building superstructure authorized by the permit now issued. This is with the thought that you will proceed as quickly as possible to complete the details of the plans and specifications for all of the office section, at which time it will be necessary to file application for amendment to this permit now issued with revised plans showing complete details for the office section. To be as much help as possible in this connection, this letter will be followed by another one, listing much of the information lacking which prevents us from issuing the permit for the total office section.

If this does not seem to be a practical course to you, and if you are unwilling to stop the work when that part now authorized is completed, should the plans not then be finished, it is important that you refrain from starting any work on the superstructure and let us have a conference of all concerned so that we may be able to serve the owners in the best possible fashion and at the same time let me keep within the bounds of my duty.

This permit is issued to you, herewith and with a copy of this letter for your superintendent on the job, to include only the construction of the exterior walls of the main office section, the erection of the structural columns and the main frame of the roof steel, but excluding the walls and arrangement at the stage and the proposed exterior walls around it and projecting beyond the office area, also excluding the platform and steps outside the emergency exit on the Cove Street side, also excluding the erection of the steel joints in the roof, the roof plank and interior partitions and ceilings.

The following conditions apply to that part of the work now authorized, to supplement the plans which we have and to establish compliance with the Building Code in that part:

OK 1. While we have no other positive indication than the indication of sprinkler water service and connection on the plumbing plans, we have been told that it is the intention to equip the entire building with standard automatic sprinkler system. This is important not only from the standpoint of the allowable area of the final building.

Robert Verrier Construction Company-----2

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unsubdivided by fire walls, but because a number of details of ceiling and partition construction planned for the office section would not be allowed under the Code unless the office part is sprinklered. It should also be noted that the "hung" ceiling in the office part is likely to require sprinkler heads both below and above the ceiling and of course openings to service the heads above the ceiling.

2. Metal wall ties for attaching the brick veneer are required to have a minimum thickness equal to that of wire of No. 6 gauge (about 3/16 of an inch), must be galvanized after bending and laid one tie to every other joint in every fifth course of the brickwork.

3. Presumably the main steel beams of the roof framing will bear on concrete block and the designer will have taken into account the maximum bearing capacity of the block in designing the bearing plates--90 pounds to the square inch if half and half lime and cement mortar is to be used and 100 pounds per square inch if cement mortar is to be used. It is also necessary that a sufficient width and depth of the hollow blocks be filled with concrete (not mortar) so that solid masonry will be provided under the concentrations to avoid excessive stresses.

4. Please procure the usual statement of design from Bancroft & Martin to be attached to their structural plans which we have. This will include the design of the structural steel including the long-span joists of the warehouse portion; and, if Bancroft & Martin is to manufacture the long-span joists, this same statement can include the design of the joints of the long-span joists. If the long-span joists are to be designed and manufactured out of the Portland area, when the proper time comes, before construction of the warehouse superstructure is attempted, the designer of the long-span joists will have to file his statement of design, and the manufacturer will have to furnish to this office a blanket certification of the welders who have or will make the long-span joists.

5. There has been some discussion of the method of roof drainage, and it is now my impression that the roof drainage of the office section and the warehouse as well is to be taken down through the interior of the building. If there is still any intention of spilling the roof drainage off over the edge of the roof on the Cove Street side, it is brought to your attention that while the Building Code does not stipulate in detail how the roof drainage shall be cared for, it does state that no water from the roof shall run on a public sidewalk. It is my belief that if any substantial part of the roof were to be drained over the edge towards Cove Street, times of heavy rain, much of the water would arrive quickly on Cove Street, necessitating some correction of that situation to satisfy Building Code requirements.

More to follow in another letter relating to parts of the office section not yet authorized.

That misunderstanding may not arise later, attached is a list of the plans so far received in this office and on which this current check and these letters are based.

Very truly yours,

Warren McDonald  
Inspector of Buildings

McD/C

Attachment: List of plans

201 160-182 Anderson Street

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Robert Verrier Construction Company  
65 Commercial Street  
Engineering Services, Inc.  
224 Stevens Avenue

Copies to: Mr. Henry T. Smith, Service Manager  
G. E. Supply Corp., 94 Commercial St.  
Mr. James E. Polan, Construction Dept.  
G. E. Supply Corporation  
Canaan, New Hampshire  
Verrier Construction Company for  
superintendent of the job

Gentlemen:

Continuing my letter of November 8 relating to construction of the superstructure of the office section of the proposed building for G. E. Supply Corporation at 160-182 Anderson Street, while there may be other features not discovered, as quick a check as we could give of the plans we have on file, discloses the following features which require details either on revised plans or by way of written specifications, application for amendment to the permit already issued to be filed with the additional information:

6. The unusual proposition of spacing the steel joists in one roof panel 6' from center to center, which is two and one-third times the maximum spacing stipulated by the Steel Joist Institute, if the joists are to have the allowances and design stipulated in the Institute specifications, also spacing of joists in the other three panels 40" and 42" on centers, which is one-third more than the institute maximum, makes it necessary to have an analysis of the situation made and filed here in detail with the designer's statement of design, showing that the roof has been designed in accordance with recognized engineering practices to take care of the lateral stiffness of the joists, the downward loads and the capacity of the joists to tie the masonry walls together and provide sufficient bracing so that the requirements of the Code for unbraced height of masonry walls may be observed.

There is little doubt of the capacity of the joists to hold the downward loads, if they are maintained so as to remain vertical, but there is question about the lateral stiffness of these shallow joists on such long centers and of their capacity to tie and brace the masonry walls. Not even the spacing or kind of bridging is shown as yet. The layout becomes more complicated from the fact that the joists in the separate panels are on different spacings so there will be no continuity of action except as transmitted through the steel beams. This makes the fastening of the joists to the steel beams particularly important and also the anchorage of the bottom chords of the joists as well as the fastening of the top chords to the walls, which is not clearly shown in Section 1-1 on Sheet 9. - C.R.

7. The method proposed for supporting the hung ceiling is not fully understood, neither is the term "traffor" understood. The ceiling framed with wood joists and strapping will be far enough below the roof to require sprinkler heads in this space and the plan of providing access to this space to service the sprinkler heads should be shown. This will be a difficult proposition. If you prefer to hang the ceiling closer to the steel joists and make hangers, joists and strapping of non-burnable material, we would hold that sprinkler heads are not necessary between ceiling and roof. - O.R.

8. No strapping is discovered for the exterior walls, if strapping and wall finish is intended, show method of incombustible firestop where the ceiling abuts the wall surface. ?

9. Details of platforms, steps, roofs and foundations outside of main entrance and outside of emergency exit doorway on the Cove Street end of the office section should be shown. - O.R.

Since the location is in Fire District 1A, the platforms and steps may be of wooden construction, providing the framing complies with requirements for Heavy Timber Construction, but any roofs intended and supports of roofs are not permitted of wooden construction.

In design of these platforms care must be taken to see to it that there is no step-down under the outward swing of any of the doors.

10. The edge strip around the outside of the top of exterior walls requires covering with sheet metal all over so that no woodwork will be exposed. - O.K.

11. It is of course necessary to show full details of the proposal for enclosing the stage off display room and the foundations and roof over, these to comply with requirements for exterior construction in Fire District 1A--See section 409 of the Code. It is also necessary to show what is to be done for the present about the steps in office section and the doorways which will eventually lead to the warehouse.

12. In view of the fact that the heater room is not to be constructed now, we shall need information as to how the office section is to be heated pending the construction of the warehouse. It is my impression that unit heaters of some type have been under consideration, but these would require venting or chimneys. Metal vent pipes through the roof would be permitted if the fuel is gas, if the owner or installer will agree in a signed statement that the flue gas temperatures would never exceed 550 degrees F., to submit to tests if considered necessary after the installations are in working order, and to provide standard masonry flue if the tests should show that flue gas temperature to be exceeded. - No heat

13. The two doors for egress from the lunch room are too close together to be counted as sufficiently separated. One of the doorways should be in the wall opposite the corridor to warehouse or in the end wall toward office space as close to that opposite wall as possible. Since it is unlikely that the lunch room would be used for ordinary assembly space and therefore no more than 50 people could be assembled there, the Building Code does not require the doors to swing outward from the lunch room. - O.K.

14. Adequacy of the means of egress from the display room is questioned, since a fire which involves all of the general office space might prevent using the entrance doors of the display room to reach the main entrance of the building and also prevent using the side door at least as far as reaching the emergency exit on the Cove Street end of the building is concerned. Perhaps the side doorway may be moved closer to the stage and the doorway between the office corridor and the future warehouse used for exit. This solution would require that the latter door be made to swing toward the warehouse and that for the present a platform and steps of some character be provided outside of it, the door to be equipped with usual exit light and white light outside and the required hardware the same as indicated for the other single exit doors.

15. Assuming that the display room may on occasion be used for public assembly purposes, exterior entrance doors to office section, vestibule doors (unless used without fastening devices of any kind and kept closed by door closers), entrance doors to display room, side exit door from display room and either the door to the warehouse or the emergency exit door in Cove Street wall (whichever of the latter two is to be counted as a means of egress for the display room), all require anti-panic hardware which, it should be noted from Section 212b2.5 of the Code means that each door shall be equipped with such locks or latches only that all fastenings which would keep the door from opening will be released instantly and without fail by moderate pressure at normal height on a bar extending full width of inside surface of the door or pair of doors. Since the entrance doors to office section and the vestibule doors have each local 3' wide, if there is the assurance that these would never be more than 200 persons



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Engineering Services, Inc.

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in the office section, even if the display room was used to capacity as an assembly hall, then the anti-panic hardware will suffice on the working door only of each pair.

The entrance doors to the display room are shown to be double swing. Difficulty will develop here if it is necessary to have any locks or fastenings, even foot bolts, on these doors, since double swing doors are difficult to equip with anti-panic hardware, and both doors of the pair would require it because it is only 30" wide.

The exit and entrance doors from the lunch room and the emergency exit door in the Cove street wall (if it is not to be counted as a means of egress for the display room) require at least vestibule latchesets--defined in Section 2102.5 of the Code as such locks or latches, and only such, that all fastenings which would keep the door from opening will be instantly released, without special knowledge or ability, merely by turning the customary knob or pressure on a plate or lever.

No. Exit designations are required as follows, and we would appreciate having them shown on the architectural floor plans rather than just on the electrical plans. Standard exit lights as described in Section 2102.4 of the Code are required to indicate the emergency exit from the lunch room and the emergency exit in the wall toward Cove street (if this latter is not counted as a means of egress from the display room). Standard exit signs, as described in the same section, will be required over the emergency exit from the display room, over the doorway leading to the warehouse or over the exit door in the Cove street wall (whichever is counted as a means of egress from the display room), and white lights and directional exit lights where necessary will be required to show the way from the emergency exit door from the display room to whichever is counted as exterior exit for the display room, also white lights over the Cove street exit and over the doorway leading to the warehouse from the display room corridor if that is counted as a means of egress. All of these exit lights including the white lights are to be controlled by a single switch as far as possible, appropriately for the particular part of the building which they will serve, so that when that part is used, the exit lights, including all white lights required to illuminate the means of egress and those outside of the building will be turned on by a single operation and the switch marked "exit lights" on the panel.

Very truly yours,

Warren McDonald  
Inspector of Building