

*original in
office of
B. J. [unclear]*

MEMORANDUM OF FEATURES OF DORMITORY PROPOSED BY U. S. ARMY
ON SECOND FLOOR OF BUILDING AT 5-23 CUSTOM HOUSE WHARF, WHICH
WOULD NOT CONFORM WITH BUILDING CODE REQUIREMENTS, PERMIT AND
CERTIFICATE OF OCCUPANCY THEREFOR TO BE ISSUED AS AUTHORIZED
BY SECTION 103-d.1 of the BUILDING CODE OF THE CITY OF
PORTLAND, MAINE

April 28, 1943

Location.....5-23 Custom House Wharf.

Owner of Wharf and Building.....Proprietors of Custom House Wharf

Description- U. S. Army has leased entire second story of the building and proposes to remodel to provide a dormitory with accessory rooms for about 60 men and a storage warehouse in the second story of the building; the first story except for entrance and elevator to second story to be used by private parties for various mercantile purposes.

Non-conformance with Building Code and Reasons for Allowances

Floor area larger than allowed by precise terms of the Code in a building of frame construction.

Fire resistive partition separating dormitory and warehouse in second story; fire resistive ceiling over ceiling of entire first story; one-hour fire resistive enclosure of entrance stairway and elevator in first story NOT PROVIDED

REASON- Difficult, if not impracticable to provide fire resistive ceilings over existing occupancies, and difficult, if not impracticable to get material and skilled labor to make other fire resistive surfaces.

Deficiencies deemed to be offset by provisions of electric, automatic fire alarm system covering both stories of entire two-story portion of building, with automatic trouble indicating devices, supervised by American District Telegraph service, designed to give alarm in dormitory and at ADP headquarters.

Ladders for fire escapes have landings about 11'-6" above wharf deck instead of maximum ordinarily allowed of 10 feet. Minor deficiencies as to width of landing, etc. of entrance stairs.

REASONS- Not practicable to provide stairs in place of ladders if working space on wharf is to be preserved.

Deficiencies deemed to be offset by fact that men in dormitory will/all times be under army discipline and physically fit to use the ladders in safety.

Heated by a number of coal-fired stoves in second story instead of by a central heating plant in first story.

REASONS-Not practicable to heat second story by one heating plant, and not practicable to have heating appliances in private quarters in first story.

Deficiency deemed to be offset by the automatic alarm system and the fact that a guard or watch will always be on duty in the dormitory at night.

Safeguards for Public Interests-Signed agreement by owners of building to discontinue dormitory use at end of war emergency.
emergency clause of Bldg. Code requires that copy of

record be filed with Clerk and another with Director of Buildings)

Approved by (Signed) J.E. Barlow, City Manager

Oliver T. Scarborough of Fire Dept.

AGREEMENT OF PROPRIETORS OF CUSTOM HOUSE WHARF, OWNERS OF CUSTOM HOUSE WHARF IN THE CITY OF PORTLAND, MAINE RELATING TO CHANGE OF USE TO A DORMITORY OF A PORTION OF THE SECOND STORY OF THE BUILDING AT 5-23 CUSTOM HOUSE WHARF

April 13, 1943

In consideration of building permit and certificate of occupancy issued by the City of Portland, Maine, authorizing alterations in the building at 5-23 Custom House Wharf and use of a portion of second story as a dormitory, despite certain features relating to said dormitory use which do not satisfy requirements of the Building Code of said city for said use as allowed by Section 103-d.1 of said code, the Proprietors of Custom House Wharf, being the owner of said wharf and the buildings thereon, hereby agrees for itself, its successors and assigns as follows:

That within six months after the state of war ceases between the United States and every foreign government, use of any part of this building for a dormitory or similar use for sleeping or living quarters will be discontinued; and thereafter said owner, its successors and assigns will refrain from using and allowing the use of any part of the building for said purposes.

Entered into this 24th day of April 1943.

Witness:

Ruby E. MacMillan (to both)

Proprietors of Custom House Wharf

By E. B. Campbell President
Henry D. Merrill Secy.
Duly Authorized Thereof

*Please refer to
minutes in 100 copies*

RECEIVED
APR 26 1943
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

11/17/45

Automatic Fire Alarm System in Army Quarters on Custom House Wharf.

System consists of exposed wires on ceiling, these wires appearing similar to twisted bell wire, of which there are three lines, one at the center and one on each side about 5' in from the outside walls. These wires as I understand it are insulated from each other by some substance that melts at a fairly low temperature so that the wires come in contact with each other, thus closing a magnetic circuit and ringing a gong to give an alarm. Any injury to any part of the circuit would also operate the alarm bell. This alarm bell is now located in dormitory of second story but since this is not being used, the master mechanic of the Army Machine Shop in the first story told me that this gong is located in the watchman's quarters in the first story. He said that there is a man who comes around every two or three weeks to check the system.

See note on inspection copy

P. 45/370-I

May 13, 1943

Capt. George W. Nevius,
Executive Officer
Corps of Engineers
War Department
3rd floor Park Square Building
51 St. James Avenue,
Boston, Mass.

YOUR FILE E8

Subject: Alterations to and conversion of
the building at 5-23 Custom House Wharf,
Portland, Maine

Dear Sir:

Method of framing the supports for the fire escape platform has not been changed on the revised plan, but paragraph No. 5 of the Simonds' letter of April 21, 1943 takes care of the matter satisfactorily.

As regards the omission of ADT service on the automatic fire alarm system, our emergency committee consisting of City Manager Earlow, Chief Oliver T. Sanborn of the Fire Department and myself have agreed to the omission of the ADT service, but only with the understanding that the Army assume the full responsibility for maintaining guard service at all times.

Very truly yours,

WMD/H

Inspector of Buildings

CC: Simonds Construction Co., Inc.
12 Monument Square

Gentlemen: Capt. Nevius sent us three blueprints the last time and we only need one. If you can use the other two and will send over for them, you may have them. If we do not hear from you by say May 25th we will destroy the extra copies.

Warren McDonald

Deck of Revised Plans - Custom House Wharf - Army Depot
5/14/43

1 - All matters mentioned in your letter of 4/29/43 seem to be taken care of on plans.

2 - I note on wiring plan of 2nd story that "Exit" lights are indicated on same circuits as rest of lights in 2nd story. However, Simonds' letter of 4/21/43 states that "All exit lights and lights in the existing stair hall will be on a single switch." (Paragraph "1").

3 - Method of framing supports for fire escape platforms has not been changed on plans, but Paragraph "5" of Simonds' letter of 4/21/43 gives satisfactory details.

4 - We have 3 copies of this revised plan, all alike. Perhaps two can be sent to Simonds for their use.

5 - I was down there this morning and talked with Mr. Bowdoin about the question of swing of doors 2nd story from dormitory to stair hall. They would like to swing it in on a point of the closed end of doorway to head of stairs and awkwardness of opening door when entering, as well as possibility of door's being opened suddenly from inside just as someone is about to enter. Door does not swing over stairs. I told them that door was required to swing out and this is what they will do.

AM/ljm

PLEASE REPLY TO
THE DISTRICT ENGINEER
U. S. ENGINEER OFFICE
30 FLOOR, PARK SQUARE BUILDING
31 ST. JAMES AVENUE
BOSTON, MASS

WAR DEPARTMENT
UNITED STATES ENGINEER OFFICE
30 FLOOR, PARK SQUARE BUILDING
31 ST. JAMES AVENUE
BOSTON, MASS.

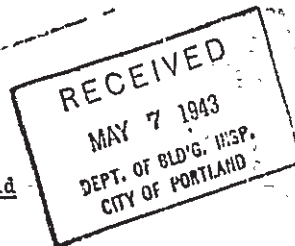
May 5, 1943

REFER TO FILE NO

IN REPLY REFER TO ES

Department of Building Inspection
City of Portland
Maine

Attention: Mr. Warren McDonald



Gentlemen:


Inclosed are three prints showing alterations in building at 5-23, Custom House Wharf, Portland, Maine.

Drawings have been revised to incorporate the changes agreed upon as a result of the conference on April 26, 1943, at the site, attended by representatives of the building and fire departments, the contractor and the Government.

The specifications for the automatic fire detection and alarm system have been revised to include installation of the system throughout the entire first and second stories of the building. Reference is made to word "supervised" occurring in the fourteenth line of paragraph "E. AUTOMATIC FIRE DETECTION," of the specification previously submitted. Contrary to the interpretation made at the conference, the word "supervised" means supervision within the system consisting of trouble indicating devices which automatically sound the trouble bell when the continuity of the circuit is broken.

Inasmuch as men will be on guard within the building at all times, further connection of the alarm system to the American District Telegraph Plan of Report and Control seems unnecessary. This point was discussed in your absence with Mr. Sears, of the Building Department, on the morning of May 1, 1943, and unless further comment is made by your office, it will be assumed that the proposed fire detection system is acceptable to the building and fire departments.

For the District Engineer:


G. W. Nevius
Captain, Corps of Engineers
Executive Officer



Inclo.:
File No. 4-12-3-2/2 in trip.

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

BUILDING INSPECTOR

E. 43/370-I

May 5, 1943

James E. Barlow
City Manager

Oliver T. Sanborn, Chief
of the Fire Department

Subject: Misunderstanding about ADT supervision for automatic electric alarm system proposed for U.S. Army dormitory in 2nd of the building at 5-23 Custom House Wharf

Gentlemen:

Mr. Minichiello, Civilian Architect from Army Engineers Office in Boston tells me that he was in error when he gave us the impression that the proposed automatic electric alarm system to be provided throughout this large two story building to give a quick alarm to persons in the dormitory in case of fire starting in any part of the building, is to be connected with the usual ADT service. He says that it is standard practice for the Army to use a "local" system and the the terms "supervised" in the specifications refers to the fact that there are always guards on duty to be quickly alerted by the alarm.

I am bringing this matter to your attention because we all approved the permit based on some features short of Building Code requirements and on the equivalent as far as the fire alarm system is concerned of having the system attached to the usual ADT service.

From the standpoint of safety as to the men in the dormitory, and that is the main thing we are striving for, I think, the ADT service would appear to make little difference since the guards on duty could summon the Fire Department by telephone practically as quick as ADT could. Whether you concur in that view or not, it seems hardly possible to force the Army to the ADT service, and any efforts we made in that direction would only put Mr. Minichiello in a "bad spot" to no end.

I feel that the record in the City Clerk's Office and my own office, of the equivalents to be furnished on which our approvals of the permit were based, should be correct. Will you let me know as soon as possible what your feeling is with regard to your own approval?

In event you feel like letting your approval stand without the ADT service, merely writing "approved without ADT" over your initials at the bottom of this letter and returning will suffice.

Very truly yours,

Waverly
Inspector of Buildings

WMcD/H

*Approved without the
ADT service but with
the understanding that
the Army assumed full responsibility for
maintaining guard service at all times JES*

OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

BUILDING INSPECTOR

B. 47/370-I

May 5, 1943

James E. Barlow
City Manager

✓ Oliver T. Saaborn, Chief
of the Fire Department

Subject: Misunderstanding about ADT supervision for automatic electric alarm system proposed for U.S. Army dormitory in End of the building at 5-23 Custom House Wharf

Gentlemen:

Mr. Minichiello, Civilian Architect from Army Engineers Office in Boston tells me that he was in error when he gave us the impression that the proposed automatic electric alarm system to be provided throughout this large two story building to give a quick alarm to persons in the dormitory in case of fire starting in any part of the building, is to be connected with the usual ADT service. He says that it is standard practice for the Army to use a "local" system and the the terms "supervised" in the specifications refers to the fact that there are always guards on duty to be quickly alerted by the alarm.

I am bringing this matter to your attention because we all approved the permit based on some features short of Building Code requirements and on the equivalent as far as the fire alarm system is concerned of having the system attached to the usual ADT service.

From the standpoint of safety as to the men in the dormitory, and that is the main thing we are striving for, I think, the ADT service would appear to make little difference since the guards on duty could summons the Fire Department by telephone practically as quick as ADT could. Whether you concur in that view or not, it seems hardly possible to force the Army to the ADT service, and any efforts we made in that direction would only put Mr. Minichiello in a "bad spot" to no end.

I feel that the record in the City Clerk's Office and my own office, of the equivalents to be furnished on which our approvals of the permit were based, should be correct. Will you let me know as soon as possible what your feeling is with regard to your own approval?

In event you feel like letting your approval stand without the ADT service, merely writing approved without ADT over your initials at the bottom of this letter and returning will suffice.

Very truly yours,

W McD/H

Approved
W McD/H

Walter D. Dingle
Inspector of Buildings

D. 45/570-I

May 5, 1943

James E. Barlow
City Manager

Oliver T. Sanborn, Chief
of the Fire Department

Subject: Misunderstanding about ADT supervision for automatic electric alarm system proposed for U.S. Army dormitory in East of the building at 8-13 Custom House Square.

Gentlemen:

Mr. Minichiello, Civilian architect from Army Engineers Office in Boston tells me that he was in error when he gave us the impression that the proposed automatic electric alarm system to be provided throughout this large two story building to give a quick alarm to persons in the dormitory in case of fire starting in any part of the building, is to be connected with the usual ADT service. He says that it is standard practice for the Army to use a "local" system and the two terms "supervised" in the specifications refers to the fact that there are always guards on duty to be quickly alerted by the alarm.

I am bringing this matter to your attention because we all approved the permit based on some features short of Building Code requirements and on the equivalent as far as the fire alarm system is concerned of having the system attached to the usual ADT service.

From the standpoint of safety as to the men in the dormitory, and that is the main thing we are striving for, I think, the ADT service would appear to make little difference since the guards on duty could summon the Fire Department by telephone practically as quick as ADT could. Whether you concur in that view or not, it seems hardly possible to force the Army to the ADT service, and any efforts we made in that direction would only put Mr. Minichiello in a "bad spot" to no end.

I feel that the record in the City Clerk's Office and my own office of the equivalents to be furnished on which our approvals of the permit were based should be correct. Will you let me know as soon as possible what your feeling is with regard to your own approval?

In event you feel like letting your approval stand without the ADT service, merely writing approved without ADT over your initials at the bottom of this letter and returning will suffice.

Very truly yours,

Feb/11

Inspector of Buildings

6057B-I

April 23, 1913

Simonds Construction Co., Inc.
12 Monument Square,
Portland, Maine

Subject: Building permit for alterations
and conversion of the building at 5-23
Custom House Wharf

Gentlemen:

In addition to the directions contained in your letter of April 11st and the letter of April 16th from Captain Novius, relating to the above subject, as a result of our conference on April 22, 1913 Messrs. Minichiello, Simonds, Bowdoin, Horton, Chief Sanborn and myself, the building permit is issued herewith subject to the following understandings:

1. The automatic fire detection and alarm system indicated in specification E is to be extended to cover every part of both stories of the entire two story part of the building, including the parts occupied by others than the Army; the system to be "supervised" by a regular American District Telegraph Plan of Report and Control.

2. The main entrance and exit doorway to and from the dormitory is to be directly from the dormitory to the stair hall at the top of the existing stairs leading down to the first story instead of via a small hall between Fry Room and toilet room, one of the bunks indicated in the dormitory to be relocated so as to give an access to this doorway at least three feet in width; thus the raised platform in the second story stair hall will be eliminated and the existing stairs to the first story will be left about as they are but a hand-rail provided on one side the entire length.

3. All openings, whether doors or windows, having glass in them in the first story which lie within 10 feet, measured horizontally from any exit ladder will either have the ordinary glass changed out to wire glass or else the glass covered on the outside with 3/16th inch thick asbestos board.

4. Elevator shaft is to be separated from the first story occupancy of Nordic Supply Company by an unplastered partition covered on at least one side with 3/16th inch asbestos board or equivalent.

5. An exit light is to be provided over the new doorway from the second story warehouse to the roof as well as from the dormitory to the second story warehouse; all of the exit lights to show letters in the word "Exit" in red on an appropriate background with the letter to be not less than four and one-half inches high.

6. Mr. Minichiello is to have the plans revised in all points brought up in the correspondence which can be consistently be shown upon the plans and to furnish a revised print to this office for our complete records.

7. When all essential features of the dormitory occupancy are ready, notice will be given to this office for final inspection, and the dormitory will not be

done
A.J.
Abb.

OK

OK

OK

OK

Construction Co., Inc. — 2

April 29, 1943

occupied until the certificate of occupancy condition upon the agreement of the
owners as to the use of the dormitory has been issued.

Very truly yours,

JMcD/H

Inspector of Buildings

CC: Capt. G. W. Novius
U. S. Engineers Office
31 St. James Avenue
Boston, Mass.

Major H. S. Cleverdon
U. S. Army Eng. Office
78 Pearl Street
Portland, Maine

Proprietors of Custom House Wharf
Custom House Wharf

AM/ljn

WAR DEPARTMENT
UNITED STATES ENGINEER OFFICE
3D FLOOR, PARK SQUARE BUILDING
31 ST JAMES AVENUE
BOSTON, MASS.

April 20, 1943

IN REPLY REFER TO 88

Department of Building Inspection
City of Portland
Maine

Subject: Alterations in Building at 5-23 Custom
House Wharf in Portland, Maine.

Attention: Mr. Warren McDonald

RECEIVED

APR 22 1943

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

Gentlemen:

In connection with your letter of April 12, 1943, subject as above, the following is transmitted for your information:

1. Men will be working in the ship supply warehouse at irregular intervals and an emergency exit out on the roof of the adjacent one-story building with railing, and ladder to wharf level will be provided in accordance with Chief Sanborn's recommendation. A platform, as mentioned in your letter, is not considered necessary as the ladder will extend above the roof level without rungs and will be braced laterally. An exit light will be installed over doorway from dormitory to warehouse, indicating the additional emergency exit.
2. The locations of the ladders in the dormitory have been revised to clear the double doors, and the distance from the ladder to the doorway, measured center to center, is about 9 feet in both cases. Doors will be covered with sheet metal or asbestos board to meet code requirements.
3. The exact premises to be occupied by the Nordic Ship Supply is not known at present by this office. Inasmuch as fireproofing of the first story ceiling is contingent upon location of inflammable and explosive materials by Nordic Ship Supply, a definite decision regarding this matter is being deferred pending receipt of additional information from the field.
4. Although it is expected that a guard will be on duty at all times in the dormitory and warehouse, an automatic fire detection




system will be installed for added fire protection. A copy of the specifications covering installation of the automatic fire alarm system is inclosed for your files.

5. This office is aware of the other matters in connection with the proposed alterations, as covered in your letter of April 13, 1943, to the Simonds Construction Co., and has directed the contractor to comply with the requirements of your Department.

For the District Engineer:

Very truly yours,


G. W. Nevius
Captain, Corps of Engineers
Executive Officer

Inclo.:
Page E-1 of Spuc.

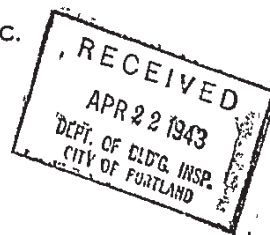
RECEIVED
APR 22 1943
DEPT. OF OLD G. INSP.
CITY OF PORTLAND

2. AUTOMATIC FIRE DETECTION.- The warehouse section of the 2nd floor, including linen room, shall be provided with an automatic fire detection system in accordance with the provisions of NEFU Pamphlet No. 72, "Proprietary, Auxiliary and Local Systems for Watchman, Fire Alarm and Supervisory Service" for a system of the local type. Fire detection devices shall be installed not more than 7½ feet from any wall or partition nor more than 15 feet apart. Equipment and devices for use in the system shall be approved for the purpose for which they are intended by the Underwriters' Laboratories, or other nationally recognized testing laboratories. Installations shall be in accordance with the provisions of the current National Electrical Code. The system shall be arranged to operate a 6" vibrating alarm bell for the notification of the occupants of the dormitory, alarm bell to be mounted in the dormitory as directed by the contracting officer. System shall be supervised and shall be provided with trouble indicating devices. Contractor shall make all renewals and replacements in the system necessary to maintain the system in efficient operation for 1 year after acceptance by the Government and shall make inspections and tests of the system at least monthly for a period of one year after acceptance. The contractor shall prepare plans showing the system proposed and all such plans shall be approved by the contracting officer before installation.

RECEIVED
APR 22 1943
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

SIMONDS CONSTRUCTION CO., INC.
GENERAL CONTRACTORS
12 MONUMENT SQUARE
PORTLAND, MAINE

April 21, 1943



City of Portland, Maine
Department of Building Inspection

Attention of Mr. Warren McDonald, Inspector of Buildings

RE: Contract No. W-175-eng-2471
Alterations to Building "A"
Custom House Wharf, Portland

Gentlemen:

Receipt is acknowledged of your letter of April 13 in which attention is called to certain requirements of the Building Code which must be complied with before a permit for this work can be issued by your office. We agree to make the following changes in the plans for this work.

1. All new exit doors will be 3'0" wide and 6'-4" high. An emergency exit door from the harbor end of the ship supply warehouse will be provided leading to the roof. From this door a platform will be built and extended out beyond the edge of the roof with a ladder down to the wharf. Exit lights will be provided over the door leading from the dormitory to the existing stair hall and over all emergency exit doors. White lights will be provided over all exit ladders. All exit lights and lights in the existing stair hall will be on a single switch. Letters in exit lights will be not less than 4½" high showing red on a contrasting background.

2. A second door leading from the day room to the dormitory will be provided. Size of this door to be 2'-8" x 6'-8".

3. A new flight of stairs located in the existing stair hall will be provided which will eliminate the raised platform and will provide two additional risers, thereby making the rise of these stairs less steep. A hand rail will be provided on the new stairs the full length of the stair way. As it is impractical to do otherwise, the door at the foot of these stairs will swing outward onto the private sidewalk as shown on the plans.

4. All doors leading to emergency exits and to the existing entrances and existing stairways will be provided with night latches.

5. The space heaters or stoves are set on legs at least 4" high and therefore the propose base insulation is sufficient to

of the Building Code.
5. If stoves set on legs affording at least four inches between the bottom

RECEIVED
DIVISION OF FIRE
APR 22 1943
F. O. C. B.

Mr. Warren McDonald - 2

April 21, 1943

There will be a space of at least 2'-0" in front of the ash door. These stoves will set at least 6" from any wall and all such walls will have a $\frac{1}{2}$ " asbestos mill board shield.

6. All masonry chimneys will be equipped with cast iron cleanout doors and frames at the bottom of each flue and will be thoroughly cleaned out if necessary. An examination of each chimney for its entire height will be made and all possible fire hazards will be eliminated.

7. All new partitions will have 2" x 4" studs set vertically 16" on centers. Tight fire stops will be cut in at all points necessary to prevent fire spreading in the concealed space between the ceiling and the roof.

8. Platforms at the top of all exit ladders will extend at least 9" beyond the door jamb on either side, making these platforms 4'-0" x 4'-6" clear inside the railing. The platform will be supported on brackets consisting of three members, each member not less than 4" x 4", and bolted to the wall construction with $\frac{3}{4}$ " bolts. Ladders will be extended upward to permit a man standing on the platform to get a hand hold without stooping.

Very truly yours,

SIMONDS CONSTRUCTION CO., INC.

By *J. W. Davidson*
Engineer

Approved by *Michael M. Davidson*
Area Engineer

SHB:hb

9. If stoves set on legs affording at least four inches between the bottom

Rept. 3037E-I

April 13, 1943

Simonds Construction Co., Inc.
12 Monument Square,
Portland, Maine

Subject: Building permit for conversion
of use of portion of second story of build-
ing at 5-25 Custom House Wharf from ware-
house use to a dormitory. References thus
203-e-3, are to Sections of Bldg. Code.

Gentlemen:

Captain Novius has directed that revisions in plans of above work necessary to conform with the requirements of the Building Code be discussed with you, as contractor for the work. Matters called to attention of Dist. Engineers Office in Boston by letter last night, because of their seeming importance, are supplemented by the following matters to be taken into account while we are awaiting decision on the more important details from the District Office.

1. All new exit doors to be no less than three feet wide nor less than six feet four inches high. Exit lights to be provided over door from dormitory to existing stair hall and over all emergency exit doors including the one, if provided, at the harbor end of the warehouse leading to the roof; white lights over all exit ladders, all exit lights and lights in the existing stair hall to be on single switch; letters in word "Exit" to be no less than four and one-half inches high and to show red on a contrasting background (203-e-2; 212-e-4).

2. Not sure of use of so-called "day room", but size would indicate the capacity at about 18 or 20 persons. On that basis there ought to be some other way to get out of it in case of fire in the existing stair hall.

3. Doorway from hall to raised platform at top of existing stairs is a "bottleneck" - only 28 inches wide, and the raised platform (one step up at one end and one step down at the other) is obviously a trap which in case of emergency might trip the first man, those behind piling up on top of him. Obviously this platform was raised at sometime in the past because of low headroom on the intermediate and lower run of stairs below. At that it is only a little over six feet and ought to be at least six feet four inches. Obvious solution seems to be to rebuild the entire stairway, getting sufficient headroom, eliminating the single risers, making the stairs less steep and providing a handrail on at least one side the full length. Plans call for entrance door at the foot of these stairs to be changed so as to swing outwards, thus swinging it over the public sidewalk. I believe the entire wharf is private property so that the Building Code does not control the swing of doors over such a sidewalk, probably, but it is obvious that injury to persons caused by swinging the door outwards quickly obstructing a place where persons have a right to think they can walk in safety, would be just as serious whether over a public or a privately owned sidewalk. (212-e-1.2-(c), e-5.2, e-5.3)

4. All doors leading to emergency exits and to the existing entrance and exit stairway should be equipped with night latches (a lockset so arranged that the door can never be locked against the inside and persons on the inside can get out merely by turning the usual knob or pressing the usual thumb latch without requiring special knowledge or a key). The same is true of the entrance door at wharf level (212-e-5.5).

5. Stoves set on legs affording at least four inches between the bottom

and the floor the proposed base insulation satisfies, if it is extended at least two feet in front of the ash box door. In fact in such a case the Building Code would be satisfied by sheet metal or asbestos building board on the floor. If the stoves have base setting flat on the floor, or legs with open space for circulation of air less than four inches in height, or have space between base of stove and floor enclosed around the edges, then the base ought to be an insulated one made by four inch hollow tile, set with tile voids or flues continuous, built on sheet metal or asbestos board laid on the wooden floor, and extending two feet in front of the ash box door. Also should extend at least two inches from combustible material wherever no metal shield is used, or at least six inches from combustible material where shield is used. A shield with air space on both sides of it is most efficient.

6. All masonry chimneys should be equipped with cast iron cleanout doors and frames at the base of each flue and thoroughly cleaned out if needed. Some or all of these chimneys serve first story appliances. Examination ought to be made to make sure that connections to the chimney in the first story are safe and as free as possible from fire hazard, at least one opening was noted (I believe in the second chimney from the harbor end) wide open to the first story. This is a large opening and probably not used for a heating appliance but for ventilation. If the latter, this opening should be bricked up. If necessary to use it for a heating appliance then it ought to be tightly closed when not in use with at least a metal flue stop. Whichever smoke pipes run through combustible partitions, a metal collar should be provided at least twice the diameter of the smoke pipe and the smoke pipe centered on the opening. For some reason the plan shows a smoke pipe connecting all of the heaters connected to the masonry chimneys, except a space heater in the toilet room and the hot water heater in the prophylaxis room. The hot water tank is proposed between the chimney and the hot water heater. A note directly cutting opening in existing chimney for these two smoke pipes but says nothing about connecting them. Obviously they are to be connected, but how the connection from hot water heater may be made without a different location of hot water tank is not apparent. Hot clear box ashes are to be disposed of, but naturally this is an important feature of fire prevention.

7. How partitions are to have studs set vertically no less than 16 inches from center to center instead of 24 inches as shown on the plan. The studs may be 2x5, if desired. If a ceiling is to be provided over dormitory, tight fire stops should be cut in between strapping between upper surface of ceiling board and under side of joists, continuously across the building not more than 12 or 14 feet from center to center, to prevent fire rapidly spreading in this concealed space.

8. The platforms at tops of emergency ladders ought to extend at least nine inches beyond door jamb on either side, according to them, in fact it would be safer to make the platforms considerably longer so that several men could get but side of the building while awaiting a turn at the ladder. Roal brackets (three members, each no less than 4x4) ought to be used beneath these platforms instead of the arrangement shown which is a knee brace. A bolt no less than three-quarters of an inch in diameter ought to be run through bracket and the exterior wall of the building near the top of the bracket, with washer at each end, and of course the bracket fastened at the bottom of the vertical member, the diagonal member to be bolted in the vertical and horizontal members. The ladders ought to be extended upwards high enough so that a man standing on the platform can get a handhold without stepping.

9. As explained in letter to Captain Novius, there are some features of the requirements of the Code which can hardly be complied with on account of the emergency, and these are to be covered by special approval of an emergency committee. In such a case the emergency clause says: "due care shall be exercised to provide and