

One Canal Plaza

Feb. 20, 1974

Pizzagalli Construction Company
One Canal Plaza -Att:Robert Kessel

cc to: Fire Department
cc to: Ron Bouchard

Gentlemen:

Re: Sprinkler System
(Life Safety System)

At your request we have checked the completion of the
sprinkler system in Canal One building and note the following
deficiencies:

1. No heads on 9th floor East side corridor.
2. No spray head inside of narrow plate glass
beside United Mortgage entrance door (note: the
view window could be changed to plate wire glass
up to 200 sq. inches without inside sprinkler head.)
3. We note that the vacant floors between 9th and 5th
have pendants without sprinkler heads, and in view
of the fact the fire alarm system is still not zoned,
we think it desirable to complete sprinkler heads as
soon as possible.

Very truly yours,

Nelson F. Cartwright
Mechanical Inspector

NFC:sm

CITY OF PORTLAND, MAINE

Department of Building Inspection

1 Canal Plaza

Dec. 10, 1973

cc to: Pizzagalli Construction Company
cc to: Fire Department

Milliken Brothers, Inc.
174 Riverside Industrial Park
Att: Mr. H. Carter Milliken
Portland, Maine, 04103

Dear Mr. Milliken:

Mr. Kessal of Pizzagalli Construction Company has referred your letter of November 29, 1973 to me for a reply.

Enclosed are pages from the former Portland Building Code referring to permit requirements, see Section 301.1.3-(e), 302.2-d, Sec. 808., all in effect for the past 10 to 20 years.

Under Sec. 808 - "shall be designed and details provided according to the latest authoritative methods of engineering practice". We have issued permits and have successfully installed systems in such larger institutions as, Union Mutual, Holiday Inn (2), Deering Pavilion, Maine Medical, and hundreds of apartment houses, all under former Building Code of Portland. So, whether we issue a belated permit for installation under the old Code or BOCA is immaterial as BOCA just spells out requirements, to lessen such obligations as we are now experiencing.

Very truly yours,

Heleen F. Cartwright
Mechanical Inspector

KFD:m

C
O
P
Y

CITY OF PORTLAND, MAINE

Department of Building Inspection

1 Canal Plaza

March 21, 1973

cc to: Acme Engineering Company
36 Exchange Street

Cleaver-Brooks
Div. of Aqua-C
Milwaukee, Wisconsin, 53201

Gentlemen:

Acme Engineering Company of Portland, Maine is installing 2 Cleaver-Brooks oil-fired boiler assemblies Model M-4-W, and we cannot locate Underwriters Label on either boiler or oil burner.

Can you help us?

Very truly yours,

Nelson F. Cartwright
Building Inspector

NFC:IE

C
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P
Y

1 Canal Plaza

August 28, 1973

Plaza Realty Company
Mr. Robert Kessell
14 Exchange Street
Portland, Maine

cc to: Fizzagalli Construction
Joy Drive
Burlington, Vt. 05401
cc to: Freeman-French & Freeman
Architects
Burlington, Vt. 05401

Gentlemen,

On August 27, 1973, I made a floor to floor inspection of One Canal Plaza with the field inspector Mr. Cartwright. It is my understanding that your firm has aspirations of making the building accessible to clients in the later part of September. Therefore I wish to express to you at this time things of concern, so that they may be rectified and installed in accordance with requirements of the codes before that date. The Building Code requires that before the building is occupied, a Certificate of Occupancy must be issued to the owner, and I wish to advise you of this.

The following listed items are those concerns which should be qualified at an early date:

- (1) The metal access panels in the stairwell that are supposed to have a two hour rating, spoils the integrity of the two hours and will have to be altered to equal that.
- (2) Throughout the building, a great many places have the sprayed on insulation removed where pipes, hangers, and so forth have been installed or are in the way, and this should be replaced to keep the rated integrity of the steel in accordance with the requirements of the Code. I am going to request that ceiling panels be removed at my discretion at random locations to view the spandrels and so forth to make sure that the fire rating of the building has been maintained. At the present time a great many places are missing that protection, and the building can not be rated equal to that which was intended.
- (3) Sprinklers: It has been noted that there are three sprinkler heads outside of the elevators in the corridor for that section only. However, no sprinklers were put in the corridor areas or those to the exit stairwell. This must be done in accordance with the Code requirements. At present a permit has not been taken out or plans submitted to this office which is required for approval before installation.

Continued - page 2

- (4) At each floor level additional exit lights shall be provided per direction of the field inspector to indicate the way of travel to the exit doors.
- (5) Some floors have tenant layouts being worked on and no permit has been taken out for same. This must be done.
- (6) The Codes require that on the opposite side from corridors or lobbies where there is glazing, a water curtain shall be provided. Had a permit been taken out and plans submitted for the sprinkler, this could have been caught by this office.
- (7) Where there are vertical brick veneer ties back to steel columns, the ties are not touching the steel. Shims should be added, and both ties and shims should be welded to columns to give lateral support, as the tie is intended to do.
- (8) It was noticed in the main lobby between the sliding glass doors that the area above the ceiling is not closed with any material to give the required 2 hour fire rating. At present the corridor or the lobby will not meet the Code for exitway. This must be properly closed between floors.
- (9) All doors entering into the corridor areas shall have self closers.

Before the building is completed, these things should be substantiated, corrected, and the field inspector notified so that observations can be taken.

Unless tenant layouts are submitted with an application for permit to this office before the work is undertaken, complete with a door schedule, hardware schedule, and exit sign locations showing materials of construction for the wall surfaces, we wish to advise you that stop orders will be necessary in the future. It is our hope that this pre-final inspection will give you sufficient lead time to correct and make to Code compliance the items listed that were outstanding at the time of the inspection.

Very truly yours,

E. Lovell Brown
Director

RLB:ms

CITY OF PORTLAND, MAINE

Department of Building Inspection

One Canal Plaza

Nov. 9, 1973

cc to: Millikan Bros. Inc.
Riverside Industrial Parkway
cc to: Fire Department

Pizzagalli Construction Company
One Canal Plaza
Gentlemen:

To date the sub-contractor for electrical work on the above project has not applied to this department for a permit to install fire alarm system in the above project.

To issue such a permit, this department will require such plans and/or specifications to send the Fire Department entailing the following requirements as are listed in BOCA Basic Mechanical Code.

Section M1110.0 -

Section M1010.14 (required) "In buildings of group B (business) occupancies, seven or more stories in height when not provided with a (full) fire sprinkler system."

Section M1010.3.5 - Each floor shall be zoned separately. If the floor area exceeds (20,000) sq. feet, additional zoning shall be provided. In no case shall the length of any zone exceed two hundred (200) feet in any direction. Zoning indicator panels and controls shall be located as approved by the Fire Department. Annunciators shall lock in until the system is re-set.

Section M-1010 "Fire Alarm Systems" spells out further details and requirements that should be in the hands of some knowledgeable electrical designer.

Please bear in mind that this department is an inspection department, and cannot enter the design field, and stands ready to assist in any way that will further safety in building construction.

Very truly yours,

Nelson F. Cartwright
Mechanical Inspector

NFO:m

COPY

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. **55776**

Issued
 Portland, Maine **March 16**, 1972

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Minimum Fee, \$1.00)

#1 Canal
 Owner's Name and Address **Canal Bank Temp. Storage Middle St**
Plaza
 Contractor's Name and Address **J. J. Electrical Co.** Tel.

Location Use of Building
 Number of Families .. Apartments .. Stores .. Number of Stories ..
 Description of Wiring: New Work .. Additions .. Alterations ..

Pipe .. Cable .. Metal Molding .. BX Cable .. Plug Molding (No. of feet) ..
 No. Light Outlets .. Plugs .. Light Circuits .. Plug Circuits ..
 FIXTURES: No. Fluor. or Strip Lighting (No. feet) ..
 SERVICE: Pipe .. Cable .. Underground .. No. of Wires .. Size ..
 METERS: Relocated .. Added .. Total No. Meters ..
 MOTORS: Number .. Phase .. H. P. .. Amps .. Volts .. Starter ..
 HEATING UNITS: Domestic (Oil) .. No. Motors .. Phase .. H.P. ..
 Commercial (Oil) .. No. Motors .. Phase .. H.P. ..

*NOA 1φ
 Temporary*

Electric Heat (No. of Rooms) ..
 APPLIANCES: No. Ranges .. Watts .. Brand Feeds (Size and No.) ..
 Elec. Heaters .. Watts ..
 Miscellaneous .. Watts .. Extra Cabinets or Panels ..
 Transformers .. Air Conditioners (No. Units) .. Signs (No. Units) ..
 Will commence .. 19 .. Ready to cover in ..
 Amount of Fee \$ **2.00** ..
 Signed *Bob Tebbel* ..

DO NOT WRITE BELOW THIS LINE

SERVICE .. METER .. GROUND ..
 VISITS: 1 .. 2 .. 3 .. 4 .. 5 .. 6 ..
 .. 7 .. 8 .. 9 .. 10 .. 11 .. 12 ..

REMARKS:

INSPECTED BY *[Signature]*
 (OVER)

PERMIT TO INSTALL PLUMBING *9/19/72 independent check*

Date - Issued **9-5-72**
 Portland Plumbing Inspector
 By **ERNOLD R GOODWIN**

App. First Insp. *3/10/73*
 Date
 By *[Signature]*

App. Final Insp. *10/10/73*
 Date
 By **ERNOLD R. GOODWIN**
 CHIEF PLUMBING INSPECTOR
 Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

Address Canal Plaza #1		PERMIT NUMBER 6877
Installation For		
Owner of Bldg Plaza Realty Co.		CV 211072
Owner's Address Exchange St.		
Plumber Thomas Kelley		Date: 9-5-72
NEW	REPL	25 Main St. Vermont, Vt
10		SINKS 13.00
53		LAVATORIES 31.80
53		TOILETS 31.80
		BATH TUBS
		SHOWERS
6		DRAINS FLOOR SURFACE 3.60
9		HOT WATER TANKS 5.40
		TANKLESS WATER HEATERS
1		GARBAGE DISPOSALS 1.60
		SEPTIC TANKS
1		HOUSE SEWERS 2.00
		ROOF LEADERS
		AUTOMATIC WASHERS
		DISHWASHERS
18		OTHER 13.80
19		Water coolers 11.40
TOTAL		113.40

Building and Inspection Services Dept.; Plumbing Inspection

CITY OF PORTLAND, MAINE

Department of Building Inspection

1 Canal Plaza

Sept. 21, 1973

C
O
P
Y

Pizzagelli Construction Company
Att: Mr. Robert Kessel
1 Canal Plaza

Dear Mr. Kessel:

This letter is a temporary certificate of occupancy for
the use by the Canal Bank only of the ground floor, the
plaza floor and the three floor levels above plaza level.

Very truly yours,

R. Lovell Brown
Director Building & Inspection Services

RLB:m

CITY OF PORTLAND, MAINE

Department of Building Inspection

1 Canal Plaza

Sept. 11, 1973

Carpenter Sprinkler Corporation
Colchester
Vermont

cc to: Pizzagalli Construction Company
Att: Mr. Robert Kessel
1 Canal Plaza

Gentlemen:

In reference to your application dated Sept. 10, 1973 to install a sprinkler system throughout the building of 1 Canal Plaza. The amendment to the Portland BOCA Code Section 1213.1 states: buildings requiring sprinklers is amended by adding thereto the following additional language, "all new buildings over six stories are required to have an approved sprinkler system in all corridors and stairwells."

For your information inasmuch as you are required to provide approved plans, the plans submitted should show each floor level that is to be sprinklered so that all corridors, lobbies and stairwells are sprinklered associated with a means of egress. Where no floor plans are presently available for tenant layouts not yet planned or drawn, a sprinkler pattern should be made to conform with the intent of the code, such that, it will be sprinklered from stairway No. 1 to stairway No. 2 protecting an area of egress between them. Where the areas of tenant layouts have not been established, the lines should be adequately sized to provide additional sprinkling around a core which conceivably could become a corridor in the future, the termination point of these lines should obviously be capped or valved for the time being until further plans have been worked up and then they shall be submitted to this office under a separate permit. When you have worked up your system of plans to conform to the known layout of the building please submit to this office this for approval so that a building permit may be issued prior to the installation.

Very truly yours,

R. Lovell Brown
Director

RLB:m

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No 257
Issued

Portland, Maine February 21, 1973

To the City Electrician, Portland, Maine

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine and the Electrical Ordinance of the City of Portland, and the following specifications

(This form must be completely filled out - Minimum Fee, \$1.00)

Owner's Name and Address PIZZAGALLI CONST. CO. ^{Car. Package} Tel 802 - 658-4100
 Contractor's Name and Address MILLIKEN BROS., INC. City Tel 774-8236
 Location Middle Street City Use of Building Office Building
 Number of Families _____ Apartments _____ Stores _____ Number of Stories 10
 Description of Wiring New Work Additions _____ Alterations _____

Pipe _____ Cable Metal Molding _____ BX Cable _____ Plug Molding (No of feet) _____
 No. Light Outlets 100 Plugs 1000 Light Circuits 100 Plug Circuits 100
 FIXTURES: No 1600 Fluor or Strip Lighting (No feet) _____
 SERVICE: Pipe Cable _____ Underground No. of Wires 27-600MM Size 2500
 METERS: Relocated _____ Added _____ Total No. Meters 2
 MOTORS: Number 4 Phase 3 H P 3-100 Volts _____ Starter _____
 HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H P _____
 Commercial (Oil) _____ No. Motors _____ Phase _____ H P _____

Electric Heat (No of Rooms) _____
 APPLIANCES: No Ranges _____ Watts _____ Brand Feeds (Size and No) _____
 Elec. Heaters _____ Watts _____
 Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____
 Transformers _____ Air Conditioners (No Units) _____ Signs (No Units) _____
 Will commence _____ 19 _____ Ready to cover in _____ 19 _____ Inspection _____ 19 _____
 Amount of Fee \$ _____

Signed Galland Co. Milliken

DO NOT WRITE BELOW THIS LINE

SERVICE	METER			GROUND		
VISITS: 1	2	3	4	5	6	
7	8	9	10	11	12	

REMARKS:

INSPECTED BY F. H. [Signature] (OVER)



PIZZAGALLI CONSTRUCTION COMPANY
JOY DRIVE/SOUTH BURLINGTON, VERMONT 05401
802/858-4100

May 4, 1972

New File
↙

Mr. Robert Brown
City of Portland
City Hall
Portland, Maine 04111

Dear Mr. Brown:

Re: Canal Plaza
Portland, Maine
Project No. 3466

Per our telephone conversation of this morning, I requested clarification on the City of Portland Building Code in regard to allowable working stresses shown in Chapter 14. You informed me that it was impossible to update the Code at the same time as the AISC specification update. You further advised that we design the structural steel per the latest AISC specification and that this would be acceptable under the City of Portland Building Code.

Should the above not be your understanding, I would appreciate your advising me as soon as possible.

Very truly yours,

Otto A. Engelberth
Otto A. Engelberth
Project Manager

OAE:m

cc: Durbrow Associates

*VENI FILED
OK
R.L.B.
MAY 8 1972*

Re: 1 Canal Plaza

December 8, 1972

Maine Savings Bank
15 Casco Street
Portland, Maine

cc: George E. Jefferan, Jr.
477 Congress Street

Gentlemen:

The building at #1 Canal Plaza has had two significant permits issued for its construction. The first was issued on June 1, 1972 to Plaza Realty Co. and was for the excavation and foundation only. The second permit was issued on August 30, 1972 to the Pizzagalli Construction Co. to construct a ten story masonry building. Both permits pertain to the same building.

In reviewing the applications for permit I find that the permit should have both been issued to Plaza Realty Co. but in error the second permit was submitted to the Pizzagalli Construction Co., the contractor, this however does not impair the validity of the permits issued as it is common practice for the major permits to be issued to the general contractor.

Very truly yours,

RLB/pc

R. Lovell Brown
Director



FREEMAN · FRENCH FREEMAN ARCHITECTS
BURLINGTON VERMONT 05401 (802) 864-6844

December 5, 1972

MEMORANDUM

Re: Project No. 1618
Canal Plaza
Portland, Maine

Minutes of Meeting held at offices of City Building Inspector,
City of Portland, Maine, on November 30, 1972.

ATTENDING:

Mr. R. Lovell Brown, Chief Building Inspector
Mr. Earle Smith, Plan Examiner, Portland Building Department
Mr. William Duff, Partner, Freeman.French.Freeman, Architects
Mr. Robert Kessel, Project Manager, Pizzagalli Construction Company
Mr. Paul Cove, Representative of Amspec, Sarabond Distributor

- Since the Chief Building Inspector issued a "Stop Work Order" on the Canal Bank, he asked that the Architect and Owner be present to review the City's requirements for brickwork.
- Mr. Cove explained the development of Sarabond and its use. He indicated that a panel such as the one being used on the Canal Bank and Satellite II buildings would be as strong as or stronger than a precast panel. Mr. Cove showed the Building Inspector the requirement for the use of Sarabond mortar as a high bond tie.
- After Mr. Brown reviewed the drawings as presented by the Architect's office and the specifications for the use of Sarabond mortar, the following decisions were made:
 - The finger piers will be tied to the studs with 3/8" diameter bolts approximately 2 ft. on center.
 - The prefabricated column piers and corner piers that have already been fabricated will have to be tied to the columns with an acceptable tie equivalent to the code requirements. These ties can be fastened to the existing panels with an expansion shield, or equivalent, and 1/4" bolt or No. 6 gauge tie wire.
 - The City requires that the prefabricated brick must be tied to the 18 gauge steel studs and the building columns.
 - All ties will be tack-welded to the columns.

FILE
1 CANAL
PLAZA

FRENCH · FREEMAN

December 5, 1972
Memorandum Re: Project 1618
Page 2

- The 3 foot section of the existing wall that was disapproved by the City may be corrected by drilling and inserting 1/4" diameter steel rods in the middle course of the 3 ft. high wall section, provided that washers and nuts tie each rod. These should be inserted at approximately 3 ft. on center horizontally. The cavity behind the brick wall is then to be filled with mortar. Where no ties exist, the same anchorage to the brick is to be used plus a bonding sheet applied to the existing concrete wall. Where the brickwork has been removed at the northwest corner, Mr. Brown requested that this be entirely removed and cleaned, and started from the beginning. Wall ties that were originally used are acceptable in thickness, however longer dovetail ties must be provided so the anchor may rest at least 2" into the brick.
- Brick that has already been laid up at the columns is to be drilled and have proper ties inserted. Ties to be tack welded to the steel columns 2 ft. on centers.
- Corner columns that have been sheetrocked are to be anchored with pintols inserted into the brickwork at 2 ft. on center vertically and then tied around the sheetrocked columns with No. 9 gauge wire.

RUB
DOUBLE

EFFECTIVE IMMEDIATELY, the City Building Inspector approved erection of all prefabricated brick panels and on-site laid up brick, subject to meeting the above conditions.

The foregoing reflects the writer's understanding of comments made and action taken at the meeting. If any discrepancies or misunderstandings appear, the writer would appreciate being informed of them in writing.

By: William M. Duff, AIA
Partner
/cmm

cc: All present at meeting
Dan Smith, Pizzagalli Construction Company
Michael Longchamp, Freeman.French.Freeman
Ronald Audette, R. C. Audette & Sons
Jim McLaughlin, R. C. Audette & Sons
File

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 58789
 Issued 6-16-72
 Portland, Maine 6/16 ..., 1972

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address Pizzagalli Const. Co. 14 Exchange St. Tel.
 Contractor's Name and Address Willken Bros. Inc. Tel.
 Location Conal Bank Plaza Use of Building _____
 Number of Families _____ Apartments _____ Stores _____ Number of Stories _____
 Description of Wiring: New Work _____ Additions _____ Alterations _____
Temp. 400 AMP. 3Ø 4W Service
 Pipe ... Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No. Light Outlets _____ Plugs _____ Light Circuits _____ Plug Circuits _____
 FIXTURES: No. _____ Fluor. or Strip Lighting (No. feet) _____
 SERVICE: Pipe _____ Cable _____ Underground _____ No. of Wires _____ Size _____
 METERS: Relocated _____ Added _____ Total No. Meters _____
 MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____
 HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Electric Heat (No. of Rooms) _____
 APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) _____
 Elec. Heaters _____ Watts _____
 Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____
 Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
 Will commence _____ 19 _____ Ready to cover in _____ 19 _____ Inspection _____ 19 _____
 Amount of Fee \$ 1.00

Signed M. A. Day

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1	2	3
4	5	6
7	8	9
10	11	12

REMARKS:

INSPECTED BY F. H. H.
 (OVER)

One of the
Pizzogalli Companies
SOUTH BURLINGTON, VERMONT, 05401

PLAZA REALTY COMPANY

Developers of Canal Plaza

14 EXCHANGE STREET/PORTLAND, MAINE 04111
207/774-0311

June 8, 1972

Mr. Gerald A. Holtenhoff
Assistant Planning Director
Planning Department
City of Portland
Portland, Maine 04111
RE: Canal Plaza

Dear Mr. Holtenhoff:

Thank you for your letter of May 25th in which you informed me that the Planning Board had informally approved the Canal Plaza site plan which was submitted May 18th.

In compliance with Mr. Megathlin's letter of May 24th to the City of Portland Building Inspector, Mrs. R. Lovell Brown, I submit to you the necessary information regarding the three points that the Planning Board raised at its Tuesday meeting of May 23rd and which you had requested answers to before giving formal approval at that Board's meeting of June 13, 1972.

1. The original site plan did indicate 226 parking spaces. However, at that time, we had intended to use a portion of Patton Court but have since abandoned the idea. It should also be pointed out that since the original plan, the Canal Bank building has been moved almost 25' to the northeast thus decreasing the amount of useable area for parking. The revised plan shows 199 parking spaces, not 180 as indicated in Mr. Megathlin's letter. There is also provision for an additional 16 spaces to be added once Central Maine Power has completed their relocation. Said relocation will be completed within three years. We will then have a total of 215 parking spaces for this development.

It is true that some of the parking stalls are 8'6" x 19'. This was not designed with the intention of violating good practice, but was necessitated by the size of the area in which we had to work. We have complied with the Zoning Ordinances of the City of Portland under Section 602.14A which states, and I quote: "Off street parking, either by

File 1 Cons 01320

July 11, 1972

Freeman, French, Freeman
2 Burlington Square
Burlington, Vermont

Attention: Mr. W. M. Duff

Subject: Elevator - Canal National Bank Building
Portland, Maine

Dear Mr. Duff:

In regards to our telephone conversation of this date, we have checked with Mr. Soule, of the Portland Building Department, on the operation of elevators under fire or other emergency conditions.

Mr. Soule, states, at this time there is nothing in the codes that require this operation.

We trust that this answers your question, and if we can be of further service, please do not hesitate to contact us.

Very truly yours,

OTIS ELEVATOR COMPANY

Ellis S. Hanson
E. S. Hanson,
Local Manager

ESH:ps
cc: Mr. Arthur A. Soule,
Portland, Maine

FILE
G.L.

Canal Bank

FFF

FREEMAN · FRENCH · FREEMAN · ARCHITECTS
BURLINGTON VERMONT 05401 (802) 864-6844

July 7, 1972

Mr. R. Lovell Brown, Director
Department of Building Inspection
City of Portland, Maine 04101

RE: Project No. 1618
Canal Plaza
Portland, Maine

Dear Mr. Brown:

In our meeting in your office Thursday, July 6, 1972 with Mr. Soule, yourself, Mr. Kessel of Pizzagalli's office and the writer, the following items were resolved:

1. In the ground floor of the Canal Bank Building, glass would be permitted between the corridor and occupied rooms.
2. We are to change the direction of the stairwell door swing to give a more direct exit route from the stairwell.
3. Sliding doors will be permitted on the main entrance floor between the lobby and the Bank, and the lobby and tenant space. These doors must be kept completely open or completely closed when the spaces are not in use. *Locatio open RLB*
4. On all upper floors, glass may be used between the corridor and occupied spaces when there is a single tenant occupancy on the entire floor. If two or more tenants share a floor, no glass is permitted between the corridor and the occupied spaces.
5. Exit signs will be required throughout the building to be perpendicular to the line of sight to show the direction of travel toward the exit. It was suggested that we investigate the possibility of using luminous exit signs that require no power source.

6
NOT SO
RLB
MUST HAVE LIGHTS ALSO

FRENCH-FREEMAN

RE: Project No. 1618
Mr. R. Lovell Brown
July 7, 1972
Page 2

We anticipate that we will submit our drawings for the formal building permit the week of July 10th.

Thank you for your cooperation in this matter.

Very truly yours,

FREEMAN.FRENCH.FREEMAN



William M. Duff, AIA
Partner

WMD/gs
cc: Ronald Bouchard
Robert Kessel
Michael Longchamp

1 Canal Plaza

Nov. 20, 1972

Mr. Robert Kessel
Plema Realty
14 Eschwege Street

cc to: Ronald Audette,
39 W. Commercial Street
cc to: Dan Smith, Job Supt.
cc to: William W. Duff,
Freeman French Freeman
Burlington, Vermont

Dear Mr. Kessel:

We are in receipt, this date, of a letter from Mr. Duff of Freeman French Freeman in which he specifies certain methods of workmanship the discrepancies in the deck veneer and panels on the above named project.

Regarding paragraph 1, of the letter from Mr. Duff, please bear in mind that where dovetail anchors are mentioned that these must be 3/16-inch thick by 3/4-inch wide which is comparable to No. 6 wire ties. Regarding No. 2 and 3, we are requesting from the architect a shop drawing showing us and the contractor just how these items are to be accomplished.

Very truly yours,

Marie S. Smith
Plan Examiner

ESS:W

September 14, 1972

Mr. Robert Kessel
Plaza Realty
14 Exchange Street
Portland, Maine 04111

Re: Project No. 161A
Canal Plaza
Portland, Maine

Dear Mr. Kessel:

In a telephone conversation today with Mr. Earl Smith of the City Building Inspector's office, the following items were discussed:

1. All laid up brick work must be tied to the building structure with ties placed one foot vertically and two feet on center horizontally (every two square feet). These ties must be #6 wire ties or dovetail anchors with two inch bearing into the brick. The City accepts our detail under Section 1202.7.5.1 of the City Code, which shows a three and five-eighths cavity between foundation and brick veneered wall.
2. All brickwork must be tied to the structural steel columns. The requirement for wall ties are the same as mentioned in Item 1 above.
3. Precast brick panels are to be attached to the building at the top and bottom of each twelve foot section by means of anchor bolts cast into the brick work. These anchor bolts will be received by a slotted connector fastened to the structural framework of the building. After the precast brick panels are in place, an eighteen gauge structural stud will be fastened to the precast brick unit by means of three-eighths inch expansion shield bolts, two feet on center, vertically. The purpose of the structural stud is to support the window units and to receive the interior sheetrock finish.

Very truly yours,

FREEMAN . FRENCH . FREEMAN

William H. Duff, AIA
Partner

CMB

Ronald
cc: Audette
Earl Smith
Dan Smith

R. C. AUDETTE & SONS, Inc.
Masonry Contractors
39 W. Commercial St.
CUMBERLAND CENTER, MAINE 04101
Portland, Me. 04101
November 8, 1972

FILE G.U.

#11

Re: Canal Plaza

Pizzagelli Construction Companies
Joy Drive
South Burlington, Vt.

Dear Sir:

We have studied the brick pier situation on this project and we find that there is no way that the piers are tied to the steel. We further have a problem where the slot travels up the piers and corner piers, where we arrive at the next floor. Because we end up with the last three courses being only 3 5/8" wide, it leaves us only 1" to cover the slot. This looks like it will definitely be a water problem.

We are available anytime to assist in resolving these problems. We are fabricating these panels now. It is of the utmost importance that we hear from you immediately.

Studying the drawings further we find that there are other problems where the brickwork is not tied at all or tied improperly. This can cause a serious delay in the work schedule.

Therefore, we urge you to contact us immediately in order to expedite the job.

Sincerely,

Ronald C. Audette

R. C. Audette

RCA:gsm
cc:Freeman, French, Freeman
Plaza Realty
City of Portland

Phone 625-3554/772-3322/774-0066

But

CITY OF PORTLAND, MAINE
Department of Building Inspection

Plaza Sealty Company
14 Exchange Street

cc to: The Pinzagalli Construction Co.
Joy Drive, So. Burlington, Vt.
cc to: R. C. Audette & Sons,
Cumberland Center, Maine
cc to: Field copy-Field Supt.

C
O
P
Y

Gentlemen:

An inspection of the bank and office structure at 1 Canal Plaza revealed that the veneered walls and column veneering is contrary to the requirements of the Portland Building Code, Sec. 1202.7.5 which alludes to proper bonding and tying. Under Sec. 1203.2.5.1.5 it states that "cavities shall not exceed 2" nor more than such width as will permit the bonding units to overlap the backing at least 2".

We have ordered the sub-contractor, Mr. Audette to remove the brick veneer down to the top of the felt course and to provide proper ties which will comply with the Portland Building Code.

Upon inspecting the column covering we found no ties between the steel structural members and the brick veneer. We are, therefore, requesting a similar tie situation subject to the approval of this office. When the present brick veneer above the felt course has been removed this office is to be notified before work is started so that we may re-inspect the beginning procedure. Please be guided accordingly.

Very truly yours,

R. Lovell Brown
Director

RLB:m



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, October 5, 1972

PERMIT ISSUED

OCT 11 1972

01240
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure 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 1 Canal Plaza Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Suburban Propane Gas Co. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Suburban Propane Gas Co., Thompsons Point Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building bank No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 6.00
 Estimated cost \$ _____

General Description of New Work

To install two - one thousand gal. tanks propane gas for temporary use (as per plan)
Tanks will be at least 25' from building.

Sent to Fire Dept. 10/5/72
Rec'd from Fire Dept 10/10/72

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** contractor

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 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 _____
 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 _____
 Size Girder _____ 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 9 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? _____
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

APPROVED:

Eric C. O'Neil 10-10-72

10/10/72

CS 301

INSPECTION COPY

Signature of owner

By:

A. E. Peterson
Suburban Propane Gas.

Canal Plaza

December 8, 1972

Plaza Realty Co.
14 Exchange Street

Gentlemen:

Our files now indicate that there are two structures to be built at the Canal Plaza by the Plaza Realty Co. Both have the same address 1 Canal Plaza. It is usual practice that a number system is assigned through our Public Works Department to this office for buildings being built in a new area, however inasmuch as this block is known as 1 Canal Plaza the number system within it is up to the owner to decide.

This office is now experiencing some difficulty in distinguishing between the two buildings which as it stands now will both go into the same file folder system. Needless to say it is understandable that this can experience some difficulty in keeping the records straight. At this time I respectfully request that you review your sight plan and submit to this office some designation system by which you prefer to have the buildings known as. This office always keeps buildings by street and numbers for reference. Your early consideration would be appreciated.

Very truly yours,

R. Lovell Brown
Director

RLB/pc



FFF

FREEMAN · FRENCH · FREEMAN ARCHITECTS
BURLINGTON VERMONT 05401 (802) 864-6844

September 19, 1972

Mr. Nelson F. Cartwright
Building Inspector
City of Portland
Maine 04111

Re: Project No. 1618
Canal Plaza
Portland, Maine

Dear Mr. Cartwright:

With reference to your letter of September 14, 1972, we are enclosing the data on the two-hour fire wall enclosing ducts, stairwells, and elevator shafts. This data is referenced from the Gypsum Association, Fire Resistance Design Data 1967 Edition and the 1970 UL Building Materials List, Design No. 11, for two-hour construction. The plans and specifications submitted to the City of Portland Building Inspector were based upon the enclosed data.

With regard to construction of the fourth wall duct enclosure, we believe the simplest way would be to apply the wall from within the duct space itself and we do not believe this would present any unusual construction problem.

Very truly yours,

FREEMAN · FRENCH · FREEMAN

William M. Duff, AIA
Partner

WMD/ams

Enclosures

cc ✓ Mr. R. Lovell Brown
Mr. R. Kessel

FFF

FREEMAN · FRENCH · FREEMAN · ARCHITECTS
BURLINGTON VERMONT 05401 (802) 864-6844

September 19, 1972

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Building Inspector
City of Portland
Maine 04111

Re: Project No. 1618
Canal Plaza
Portland, Maine

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With regard to construction of the fourth wall duct enclosure, we believe the simplest way would be to apply the wall from within the duct space itself and we do not believe this would present any unusual construction problem.

Very truly yours,

FREEMAN . FRENCH . FREEMAN


William M. Raff, AIA
Partner

WMD/ams

Enclosures

cc Mr. R. Lovell Brown
Mr. R. Kessel

Canal Plaza

Sept. 19, 1972

Vermont Heating & Ventilating Company
Burlington
Vermont

Gentlemen:

The Pizzagalli Construction Company has given us your name as installers of heating and ventilation systems in above building.

Please be advised that a separate permit is required by this department for installation and would appreciate an appointment with this writer when applying for permit so we may go over venting plans here in the office.

We use Pamphlet #90A of S.F.P.A. as reference.

Very truly yours,

Nelson F. Cartwright
Building Inspector

NFC:12



APPLICATION FOR PERMIT

DEC 11 1972

Class of Building or Type of Structure _____

Portland, Maine, Dec. 1, 1972

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure 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 1 Canal Plaza Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Plaza Realty Co; Exchange St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Acme Engineering Co., 36 Exchange St. Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Office Bldg. No families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 7.00
 Estimated cost \$ _____

General Description of New Work

To install two oil tanks - one 5,000 gal. tank and one 10,000 gal. tank. as per plan Tanks will be 3' underground and painted with asphaltum. Tanks will bear Underwriters label.

Sent to Fire Dept. 12/11/72
Rec'd from Fire Dept 12/8/72

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 contractor**

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 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 _____
 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 _____
 Size Girder _____ 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? _____

APPROVED:

Eric C. O'Neil 12.1.72

Miscellaneous

Will work require disturbing of any tree on a public street? _____
 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

Acme Engineering Co.

By: [Signature]

CS 301

INSPECTION COPY

Signature of owner

NOTES

Permit No. 727 1486

Location 1 Canal Playa

Owner Playa Realty Co

Date of permit 12/11/72

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy Issued

Staking Out Notice

I -ck Notice

10-10-73

Completed

AP

[Large handwritten mark]

1 Canal Plaza

Nov. 2, 1972

Vermont Heating & Ventilating Company
1891 Williston Road
Att: Gordon W. Root
Burlington, Vermont

cc to: Plaza Realty Company
14 Exchange Street
cc to: Fire Department

Gentlemen:

We are issuing today a permit for installation of ventilation system only, as the nine fire dampers required for penetration of floor under or over computer area are on the job. Please be advised that we will await separate permits for the two oil-fired furnaces, and also for the two chimneys, as plans do not indicate manufacturer or U.L. Label. When the oil-fired furnace permit is applied for in this office by actual installer, we will spell out requirements for testing oil lines, as we found in BOCA Mechanical Code 1971 Section M605.0, and use of a dyke tank as per Fire Department.

At your next visit to Portland will you please be prepared to recommend location of smoke detectors with Fire Chief.

Very truly yours,

Nelson F. Cartwright
Building Inspector

NFC:m



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____
Oct. 19, 1972
Portland, Maine, _____

PERMIT ISSUED
NOV 2 1972
01351
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure 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 1 Canal Plaza Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Plaza Realty Co., 14 Exchange St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Vermont Heating & Ventilating Co. Telephone 17
1891 Williston Rd, Burlington, Vt.
 Architect _____ Specifications _____ Plans _____ Sheet sheets 56
 Proposed use of building Bank & Offices Utilities _____
 Last use _____ Sanities _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Tag _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 10.

General Description of New Work

To install ventilating & air conditioning as per plans

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** contractor

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 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 _____
 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 _____
 Size Girder _____ 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? _____

APPROVED:
O.K. 10-2-72 N.F.C.

Miscellaneous

Will work require disturbing of any tree on a public street? _____
 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

Vermont Heating & Ventilating Co.

CS 301

INSPECTION COPY

By: Gordon W. Root Adm. Engr.
Signature of owner

1 Canal Plaza

March 21, 1973

Cleaver-Brooks
Div. of Aqua-C
Milwaukee, Wisconsin, 53201

cc to: Acme Engineering Company
36 Exchange Street

Gentlemen:

Acme Engineering Company of Portland, Maine is installing 2 Cleaver-Brooks oil-fired boiler assemblies Model M-4-W, and we cannot locate Underwriters Label on either boiler or oil burner.

Can you help us?

Very truly yours,

Nelson F. Cartwright
Building Inspector

NFC:21



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Nov. 3, 1972

PERMIT ISSUED DEC. 12 1972 01433 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 1 Canal Plaza Use of Building office bldg. No Stories 10 New Building Existing
Name and address of owner of appliance Plaza Realty Co., Exchange St.
Installer's name and address Acme Engineering Co, 36 Exchange St. Telephone 774-6261

General Description of Work

To install two oil fired forced hot water boiler burner heating units

IF HEATER, OR POWER BOILER

Location of appliance penthouse Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace fireproof bldg.
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Cleaver Brooks Model 4 Labelled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? top
Type of floor beneath burner concrete Size of vent pipe 2"
Location of oil storage 1-underground, 1-penthouse Number and capacity of tanks 1-10,000; 1-275
Low water shut off Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Model M4W-100-5000
35.7 gals/hr
125#
Input 5,000,000
out 4,000,000

Amount of fee enclosed? \$20. (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK 12-11-72 NFS
with memo

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

Acme Engineering Co.

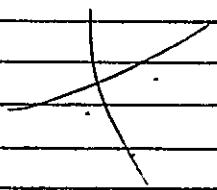
Signature of Installer James J. Kelly #735

CS 300

INSPECTION COPY

NOTES

10-10-73 Completed *AD*



Permit No. 727 1493
Location 1 Grant Plaza
Owner Plaza Realty Co.
Date of permit 8/17/72
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____



FREEMAN · FRENCH · FREEMAN · ARCHITECTS
BURLINGTON VERMONT 05401 (802) 864-6844

September 13, 1972

Mr. R. Lovell Brown
Director of Portland
Department of Building
Inspection
Portland, Maine 04111

Re: Project No. 1618
Canal Plaza
Portland, Maine

Dear Mr. Brown:

As discussed with you in our meeting of Tuesday, September 12, concerning the fill placed in the Canal Bank Project, we have suggested the following steps be taken to rectify the situation:

Pizzagalli Construction will arrange to have a testing laboratory make compaction tests in the area along the west side of the building and on the north side of the building in the old Plum Street area.

These compaction tests will be made at varying depths and locations to give a good indication as to the compaction obtained. Any test area that shows evidence of having unsuitable fill material or does not obtain the required 95% compaction will be removed, refilled and re-compacted.

Copies of all compaction tests will be sent to your office for your files.

We feel in light of your concern relative to the compaction of fill material used in the Bank that this would be the most reasonable course of action to take.

FRENCH . FREEMAN

Mr. R. Lovell Brown
Re: Project No. 1518

September 13, 1972
Page 2

It was brought to my attention during the job meeting on Tuesday that one of your inspectors had requested that the concrete foundation walls be poured in more than one horizontal pour. On Sheet S-7 of our Structural Drawings under General Notes Item 11, we specifically call for foundation walls to be poured without horizontal breaks. We are concerned that your inspector has requested the contractor to depart from our specifications and would appreciate it if he would review this with our office before requesting such a change.

Very truly yours,

FREEMAN . FRENCH . FREEMAN


William H. Dyer, AIA
Partner

cmm

cc: Mr. Robert Kessel, Pizzagalli Construction Company

FFF

FREEMAN - FRENCH - FREEMAN - ARCHITECTS
BURLINGTON VERMONT 05401 (802) 864-6844

September 13, 1972

Portland Fire Department
Portland, Maine 04111

Re: Project No. 1618
Canal Plaza

Attention of Fire Chief Cremona

Gentlemen:

Confirming the decisions made at our meeting of Tuesday, September 12, held in your office, we will incorporate the following items on our Drawings:

1. Canal Bank Building will have a sprinkler system in all public corridors and in both stairwells.
2. Canal Bank Building will have a six inch standpipe in both stairwells with a two and one-half inch hose connection for Fire Department use. The connection will have a removable reducer and pressure orifice for a one and one-half inch hose, seventy-five feet long. The hose will be mounted on a rack located in the stairwell adjacent to the standpipe.
3. Satellite Two Building will have a four inch standpipe provided in both stairwells with a one and one-half inch hose connection. Connection to have a removable reducer and pressure orifice for a one and one-half inch hose, fifty feet long. Hose will be located on a rack adjacent to standpipe.

W. M. FREEMAN

Fire Chief Cremo
Portland Fire Department

September 13, 1972

Re: Project No. 1618

Page 2

It is our understanding that this complies with the Fire Department's regulations, and we will incorporate these details on our Drawings for submission to the Portland City Building Inspector.

Very truly yours,

FREEMAN . FRENCH . FREEMAN


William M. French, AIA
Partner

cc: Mr. Robert Kessel, Pizzagalli Construction Company
Mr. Lovell Brown, Portland Building Inspector

cmm

1 Canal Plaza

Sept. 20, 1972

Freeman-French-Freeman
Att: William M. Duff
Burlington, Vermont

cc to: Robert Kabbal
Pizzagalli Construction Co.
Burlington, Vt.

Dear Mr. Duff:

The director of this department has asked me to clarify the last paragraph of your letter of Sept. 13, 1972.

The first pour of an 18 high monolithic reinforced concrete grade beam and wall was poured (not placed) with a 12' tremie.

Of the three methods of placing concrete in such a height, tremie, pump, or windows, this inspector recommended windows which was ignored, and as a result section was poured in the only practical way, by increasing slump to some figure way beyond specs of 4".

To bring you up to date, the difficulty in first monolithic pour has evidently been changed not by this inspector, but perhaps by owner to expedite job.

If you have reports of lab test of cone, please note the consistency of slump test as reported to lab and also refer to specs Section 3C-10 which is not being followed.

For your personal information, this inspector has been with concrete inspection as far back as 1929, even operating a mixing plant on the Fifteen Miles Falls Dam at East Barnet, Vt., and is only interested in following good concrete and construction practices.

If you can be present at a meeting set up for Friday, Sept. 22nd at 8:00 A.M. in this office with the owners-contractor perhaps we can explore the situation to our mutual satisfaction.

Very truly yours,

Eelson F. Cartwright
Building Inspector

NFC:IM
enc.

Vermont
Companies



VERMONT HEATING & VENTILATING CO • VERMONT ENGINEERING CO
VERMONT SHEET METAL CO • DATA PROCESSING OF VERMONT
VERMONT SPECIALTY PRODUCTS CO • VERMONT SERVICE CO
VERMONT INDUSTRIAL SHEET METAL CO

1891 WILLISTON ROAD
50 BURLINGTON, VERMONT 05401
PHONE 802/658-0500

April 26, 1973

Mr. Robert Kessell, Project Manager
Pizzagalli Construction Company
14 Exchange Street
Portland, Maine 04101

Re: Canal Bank Project

Dear Sir:

This letter will serve to advise you that on Thursday, April 19, 1973 I met with Mr. Nelson F. Cartwright of the Building Inspection Division, City of Portland, Maine.

The purpose of this meeting was to seek classification of the word "corridor" as it appears, relating to sprinkler systems in the subject building.

The word "corridor" in this case is interpreted to mean "Public Corridor", that is, a corridor which serves as an egress for more than one floor occupant or tenant.

As our contract plans indicate, where there has not been a tenant or tenants' space designated, the only "public corridor" space definable is the stair towers and elevator lobby spaces which are sprinklered areas.

Very truly yours,
VERMONT ENGINEERING CO.

By _____

GWR:MC
cc: C. Brewster
cc: G. Brown
cc: P. Kelley
cc: Mr. N. E. Cartwright

HEATING • AIR CONDITIONING • VENTILATION • ENGINEERING • EXHAUST SYSTEMS
INDUSTRIAL SHEET METAL WORK • WELDING • SPECIALTY PRODUCTS • AIR POLLUTION CONTROL

Cleaver Brooks

ORIGINATOR AND DESIGNER OF

March 27, 1973

City of Portland, Maine
Dept. of Building Inspection
113 City Hall
Portland, Maine 04111

Attn: Mr. Nelson F. Cartwright
Building Inspector

SUBJ: Model 4 Boiler installed at
Canal Plaza Bank Building

Dear Mr. Cartwright:

We are in receipt of your letter of March 21, 1973 regarding subject boiler which is being installed by Acme Engineering Company.

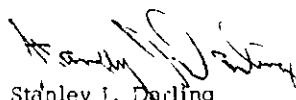
Although these boilers are built in accordance with all requirements of U.L. we were unable to label them due to the fact that U.L. had not completed the required procedures at the time of shipment. We are enclosing a copy of a letter received from U.L. indicating full conformance with the appropriate standards and explaining when we could start actual labeling service.

Unfortunately, boilers which have been shipped from plant location cannot be labeled under U.L. procedures.

We are hopeful the above information and enclosed letter will assist you in your evaluation of this installation.

Very truly yours,

CLEAVER-BROOKS DIVISION


Stanley J. Darling
Manager, Contract Engineering

SJD:djk
cc: Northeast Mechanical
Attn: Mr. B. Sheriff

Acme Engineering Co.
Mr. S. Earsley



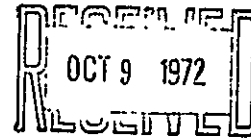
UNDERWRITERS' LABORATORIES, INC.

333 PFLINGSTEN ROAD • NORTHBROOK, ILLINOIS 60062

an independent, not-for-profit organization testing for public safety

October 2, 1972

MP1002
72NK6868



Cleaver-Brooks Div.
Aqua-Chem, Inc.
P. O. Box 421
Milwaukee, Wisconsin 53201

Attention: Mr. George Provance

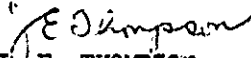
Subject: Status of Follow-Up Procedure
MP1002, Vol. IX

Gentlemen:

This is to confirm our telephone conversation of today, October 2, 1972. As you know, your Model 4 boilers have been found to be in conformance with UL Standards 296, 726, and 795. Your project has been completed with the exception of the final typing of your Procedure MP1002, Vol. IX. When this has been completed, a copy will be sent to our inspector along with the appropriate labels. The inspector will then visit your plant in Greenville, Mississippi and after his inspection, you may start to label your boilers immediately.

Your new Procedure MP1002, Vol. IX will cover all Model 4 boilers, gas, gas-oil, and oil-fired hot water boilers; low and high pressure steam boilers.

Yours very truly,


J. E. THOMPSON
Senior Project Engineer
Heating, Air Conditioning
and Refrigeration Dept.

JET:CS

TELEPHONE 802/658-0500

VERMONT HEATING & VENTILATING CO.
SHEET METAL CONTRACTORS

1891 WILLISTON ROAD

50, BURLINGTON, VERMONT 05401

October 31, 1972

Building Department
City Hall
Portland, Maine

Attention: Mr. R. Lovell Brown

Ref: Canal Plaza Project

Dear Mr. Brown

We are enclosing herewith for your information one copy each of our fabrication plans for the subject project. As other floors become available, they will be forwarded to you for your department's review and comment, if any.

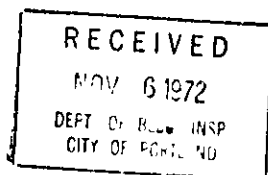
Also enclosed are details of our proposed method of fire damper installation at riser shafts. You will note that this is similar to Fig. 9-2 of SMACNA HV STANDARDS except that a 10 ga. sleeve is being utilized due to the fact that we are using U. L. labeled curtain type fire dampers that cannot be installed where beam occurs due to ceiling space available. This is in accordance with paragraph 2, page 76.

We also certify that any air duct opening, between fire occupancy areas, greater than 20 square inches will be protected with a fire damper

Very truly yours,
VERMONT HEATING & VENTILATING CO.

By Gordon W. Root
GORDON W. ROOT *mc*

GWR:MC
Encls.



Chapter 9

DAMPERS

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Volume Dampers

Volume dampers are used in high velocity ducts to control both static pressure and flow. Two general classifications are based on pressure drop. The low pressure-drop damper is normally used to balance flow to induction units and is not intended to close tight. It is constructed as shown in Fig. 9-1 for round ducts. Other types of high velocity damper hardware may be used in lieu of the sealing and locking arrangement shown. Details of rectangular volume dampers are similar.

The high pressure drop damper is often used in dual duct systems in conjunction with a motorized operator to control the static pressure in the hot or cold duct. In terminal reheat systems, it is sometimes called an air valve and is set manually to reduce pressure and balance air flow to a zone. In high pressure drop applications, the damper is expected to throttle the air through wide pressure differentials without generating excessive noise, and to be airtight when closed. The damper construction required to meet these standards is much more elaborate than most contractors care to undertake. Consequently, this type of damper is normally purchased from specialized manufacturers.

Fire Dampers

Fire dampers present some of the most difficult problems in the installation of high velocity systems. Their specified locations are generally at the points of highest velocity and turbulence within the system. For example, the connection

of a branch to a riser is usually the point of greatest air turbulence not only because velocities are highest at this point, but also because space restrictions seldom permit the use of a "low loss" fitting. The installation of center pivoted or multi-blade fire dampers at this point can result in the generation of high noise levels by passage of the air stream over the damper blades. The highly turbulent flow also causes severe vibration of the damper blades, often resulting in fatigue failure of the fusible link. After the damper has slammed shut several times, the building maintenance personnel will often wire it open permanently. The end result is an unsatisfactory noise condition, high energy loss and no fire protection.

In order to minimize the foregoing problems, it is suggested that high velocity fire dampers be constructed and installed as follows:

1. Locate the dampers as close as possible to the fire partition but also where it can be constructed with the blade out of the air stream. The blade and fusible link must be accessible for servicing through an airtight access door.
2. Construct the duct from the upstream face of the fire partition to the blade closure with 10 ga. black steel.
3. Damper blades should be 16 ga. in ducts up to 18 inches in diameter or greatest width, 12 ga. for diameters up to 36 inches or greatest width, and 7 ga. on ducts above 36 inches in diameter or greatest width.