ISLAND AVENUE
87-K-15
PEAKS ISLAND

INTER-OFFICE CORRESPONDENCE

Give Chas. Talbot & Comm

CITY OF PORTLAND, MAINE

FIRE DEPARTMENT

RECEIVED
FEB 6 1959
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

To: Mr. Warren McDonald, Inspector of Buildings DATE: February 6, 1958

FROM Carl P. Johnson, Chief of Department

SUBJECT: Automatic Fire Alarm System for Peaks Island School

After consultation with Mr. Thomas A. Herbert, Superintendant of Fire Alarms, this memo, which is in reference to your letter of January 29 to Beal, DePeter-Spaulding, Inc., is written for the purpose of answering the criticisms and suggestions contained in this letter regarding the automatic fire alarm system for the Peaks Island School.

These answers, which are presented in sequence to the paragraphs of your letter, should clear up many of the problems contained in same:

1. This refers to a wet storage battery, "type-3", a battery which is approved by the Underwriters, and is used extensively in fire alarm circuits. The battery mentioned has a life expectancy of 8 years and requires a minimum of maintenance. The rectifier is of an approved type, and with proper usage will last a lifetime.

2 All limited energy wiring must be in conduit below the 7 foot level on all walls, and in any part of a building where it is required that the wires pass through walls, partitions or floors. Wires used in limited energy stations must not be smaller than #18 gauge. Refer to the National Electrical Code, Articles #3 & #725, Paragraphs 7261-7271, inclusive.

It is suggested that conduit be used throughout the installation for the following reasons: the wiring is better protected; future additions or replacement of wiring would be facilitated more easily and economically. The running of #14 gauge, single corductor wire would be preferred, due to less resistance and possibly less I-R drop, thereby attaining a maximum of operating efficiency. Cost is nil as this wire is approximately .01¢ per ft.

3. The silencing switch should cut ringing of bells if desired during fire. After circuit has been restored to normalcy, a trouble bell would then ring until such time as the silencing switch is restored to its normal operating position.

4. This evidently refers to the silencing switch on the panel. This is a single pole double switch which reacts as stated above in Par. #3. A momentary contact switch would be installed to permit testing and for fire drill purposes. This switch would restore itself automatically as soon as it is released.

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

FIRE DEPARTMENT

(2)

TO: Mr. Warren McDonald, Inspector of Buildings DATE: February 6, 1958

FROM Carl P. Johnson, Chief of Department

SUBJECT: Automatic Fire Alarm System for Peaks Island School

6. The signaling devices mentioned in the specifications conform to the underwriters' specifications. The devices mentioned in these particular specifications are the vibrating horn type, so there would be a very definite distinction from the regular program bells.

7. The outside bell would be a 10" gong which meets the approval of the underwriters.

8. The type of detectors specified in this installation would be of both fixed temperature and rate of rise. The rate of rise part of the detector would recondition itself. However, the fixed temperature part of the device is a fusing link which would have to be replaced.

All materials and devices mentioned in the specifications conform to and are approved by the underwriters. The numbers mentioned are merely Gamewell catalogue numbers.

In reference to the postscript of your letter, this should be incorporated in the specifications.

The material cost would be in the vicinity of $600.00 for fire alarm equipment. This excludes the cost of conduit, wire, and labor. In all probability, if this installation is included in the general contract and is not put out as an alternate bid, the work might be contracted for approximately $1500.00.

Carl P. Johnson

Carl P. Johnson

cc: Beal, DePeter-Spaulding, Inc.
William H. Soule, Supt. of Schools
Philip S. Burnham, Bldg. Engr.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: William H. Soule, Supt. of Schools
Philip E. Burnham, Bldg. Engineer
FROM: Warren McDonald, Insp. of Buildings

DATE: January 30, 1958

SUBJECT: Automatic Fire Alarm for Peaks Island School

This fire alarm system which I envisioned as the kind of uncomplicated system, which we have installed in close to 200 convalescent homes, lodging houses and apartment houses, under the insistence of the architects has grown up into a complete system with automatic supervisory features, trouble signal, etc., which it seems to me is unnecessary and likely to prove costly.

Several hours have been put in particularly in conference with the architects and the Fire Department, and I despair of getting the architects to simplify the system.

This last letter to them (copy attached) is an effort at least to have the specifications complete enough so that we will be assured of an effective system without extras. Whether or not the architects will be willing to revise their specifications is not known.

It seems to me the system which they have specified is one designed for a plant where they have a competent electrician in charge, and I am afraid Fred will have much difficulty with it if it is put in in this fashion.

As I recollect it the idea of automatic fire alarm came up in the first place at Chief Johnson's recommendation as an extra feature of safety in connection with the emergency exits over the roof for existing second story class rooms. It was at his suggestion that the omission of a plaster ceiling under the all-purpose room be compensated for by extending the system out there. Now the system not only covers that space under the all-purpose room but also the space under the former addition of several years ago.

The only really defective exits in the whole layout in my judgment are those for the four existing class rooms on second floor, and the committee has already OK'd an expensive walkway and fire escape to the ground which would seem to fully care for those defective exits. Not to take issue with Chief Johnson, but it is my belief that the entire automatic fire alarm system might be omitted without endangering anyone and still have a far safer exit proposition than exists now in several of our older schools with no fire alarm.

In view of all of this, it is my thought which I should like to have you consider before the meeting of the main committee, that the committee ask the architects to set up the entire fire alarm system as a special item to be bid under the electrical contract as an additive alternative. Under this set up, the builders would include in their major bid the amount for all of the electrical work excluding fire alarm and would add a figure for which they would put in the entire fire alarm system.

If this were done, especially if the bids should run considerably higher than expected, the committee would be in a good position either to modify the fire alarm system or even to eliminate it altogether. This method would appear to do no harm because the installation of fire alarms is not generally understood by our electrical contractors, and it seems reasonable to keep these items completely separate. I

doubt if it is best to mention this item to the architects until they come into the meeting of the main committee with their plans and specifications ready to ask bids.

Inspector of Buildings

WMcD/H

Attached:
Copy of architect' letter

January 29, 1958

Automatic Fire Alarm for Peaks Island School

Beal, DePeter-Spaulding, Inc.
465 Congress Street
Att: Mr. Spaulding

cc to: William Soule, Supt. of Schools
Philip S. Burnham, Bldg. Engineer
Carl P. Johnson, Chief of Fire Dept.

Gentlemen:

The following criticisms or suggestions appear relating to the revised specifications for the proposed automatic fire alarm system intended at the Peaks Island School, - these revised specifications, received here Jan. 24 with the plans, being entitled Addenda #1, Jan. 23, 1958. This seems to represent Sec. 15 of the specifications subdivided by paragraphs numbered from 1 through 10. The following remarks will refer to each paragraph by its number in Sec. 15.

1. Presumably the term "wet cell battery" refers to what is commonly called a "storage battery". If that is not the case please explain what it does mean. This entire power assembly including battery, its gauge for showing the height of the water, the trickle charger, transformer and rectifier, if any, should be specified to be of a type listed and approved by Underwriters' Laboratories, Inc. - - either that each feature is so approved or the entire assembly.

2. It is my belief that only the wiring beneath the floor of the all-purpose room and the former addition require conduit, and, perhaps, the wires connecting the power assembly to the house current supply. It seems a needless expense to put the low voltage wires in conduit throughout the system. Thin-wall conduit is specified as an alternate. In view of the reason for using conduit for the low wires is mainly to prevent rats or other small animals gnawing the wires, it is suggested that the thin-wall conduit might not accomplish that objective.

The use of #14R wire is also questioned. Sec. P182 of Pamphlet 72 allows a minimum of 22 gauge for limited-energy circuits. This designation #14R indicates according to the Underwriters' Laboratories, Inc., rubber-covered containing a single conductor and having a moisture-resistant, flame retardent covering. Do you mean to specify that elaborate protection for these low voltage wires?

3. It is not clear whether the term "silencing switch" is a switch for silencing the "trouble" signal or for silencing the alarm bells in case they should be ringing by accident or after a small fire has been extinguished. Pamphlet 72 has something to say about the trouble bell silencing switch which it appears ought to be specified more particularly than under the general term that the pamphlet is to be complied with. A silencing switch for the alarm bells is a necessity, and it is assumed that this is therefore specified for the Principal's office. However, it is important that this silencing switch be specified to be so arranged and connected up that, in event the switch should be thrown when the system is in normal condition and the bells are not ringing, the bells will immediately start ringing and ring continuously until the switch is thrown to its original position.

4. The first sentence says; "On the main switchboard or a similar wall mounted board in the basement shall be mounted a switch . . . . . ." If this switch would be capable of cutting off the fire alarm system by any means whatever, it ought to be specified to be a spring switch which would return to the "on" position upon being released.

6. The signal devices ought to be specified as to type - - whether bells or horns, and it should be specifically stated that the signal devices shall be of a kind listed as approved by Underwriters' Laboratories. If the signal devices are bells, it should be specified that they shall have a distinctive tone from that of the bells used for regular program signals.

7. The outside gong should be required to be of a type listed as approved by Underwriters' Laboratories.

8. The automatic detectors (usually called thermostats) should be required to be of a type listed as approved by Underwriters' Laboratories and located and spaced according to the Laboratories conditions of approval. The particular type of thermostat required should also be specified as to whether their operation is governed by the air rising to a fixed temperature, or by the rate of rise of the temperature of the air, or a combination of these two types. In another category there are two types of thermostats: - those which reset themselves after having operated the alarm bells, and those which will not reset themselves but have to be replaced. Those which automatically reset themselves appear to be desirable even at extra cost. All of these details should be made clear in the specifications.

It is noted that you have referred to Gamewell model or catalog number in the case of some of the appliances. When the specifications are changed to call for thermostats, signal appliances etc. to be of a kind listed and approved by UL, it should be made sure that these Gamewell appliances referred to are listed as approved. A casual examination of the UL lists which we have, has not shown that these items are approved. That does not mean absolutely that they are not, as the UL lists are quite complicated, and appliances are grouped under confusing designations.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD:M

P.S. With reference to Paragraph No. 8 since the thermostats beneath the all-purpose room and beneath the floor of the former addition are to be exposed to other than conditions inside the building, it seems important to make sure that suitable weatherproof thermostats are used there as distinguished from those inside of the occupied building, at least a type of thermostat which will resist moisture and low temperature.

File copy

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 1-10-58

TO: Carl R. Johnson, Chief of Fire Dept.

FROM: Warren McDonald, Inspector of Buildings

SUBJECT: Automatic fire alarm at the Peaks Island School

cc to: William Soule, Supt. of School
Philip Burnham, Bldg. Engineer
Buel DePeter Spaulding, Inc.
Att: Mr. Spaulding
465 Congress St.

Our long conference with Mr. Spaulding on the above subject was not productive because we were unable to find out the meaning of the specifications for the system as they are now written, the Architects consultant being away for an extended period. It was my assignment to make a list of the special features of the system which are necessary to give the City a system which will accomplish the purposes established by the School Building Committee with an eye also to economy. Here is the list as I see it, it being the idea that you through your contacts would add whatever seems to you best and then give it to Mr. Spaulding with some advice as to any consultants you may know about who could assist him in working out the practical details of the specification in such a way that it would be clear to the bidders. When the specifications have been tentatively revised we are to meet again when Mr. Spaulding says he is ready.

1. Provide a test button or switch which will test all of the circuits and the entire system by one simple operation. This could well be the same button or switch by which the Principal sounds the alarm for fire drills. It is important, however, that this device test all of the wiring; and it should be the uniform rule that this test is made at the beginning of every day in which school is in session or when the all-purpose room is to be used.

2. Provide a silencing switch. This is for silencing the alarm bells in case through some defect the bells should ring without any fire present or continuing after the fire had been extinguished. It is important that this switch be so wired and arranged that, in event the bells are not ringing and the system is in order and the switch is thrown to the silencing position, the bells will immediately start to ring.

3. All thermostats and all of the bells should be only those listed as approved by Underwriters' Laboratories, and the spacing of the thermostats should be according to the Underwriters' approval, depending on what type of thermostats is used.

4. It is desirable to use the type of thermostat which will automatically reset itself after it has caused the bells to ring, thus to avoid replacement of the thermostat in such a case.

5. One or more storage batteries according to the needs for power to be provided with automatic Trickle-Charging arrangement, capable of keeping the batteries charged at all times in such a way that should the light company current go off, the batteries will perform their duty for at least twenty-four hours. This assembly should also have an easy means so that the school janitor can tell at a glance whether or not the liquid in each battery is at the proper level. This arrangement is similar to that used on emergency lighting called for on this same job. The architects consultant should postively design this power assembly with relation to the length of the circuits, the size of the wire to be used etc. so that it will postively ring all bells at full signal strength at all times.

6. The alarm bells should produce a signal which is clearly distinctive from any other bells or similar devices in the building. You have brought forward the idea of one outside gong which would sound and give the alarm to the neighborhood especially at times when there is no one at the school, thus to avoid undue fire loss to the building and contents. I feel sure the Building Committee would want that to be done.

This system was first considered after your recommendation to compensate for the omission of metal lath and plaster or similar fire resistance beneath the wooden floor of the all-purpose room. The Building Committee, since this much system was to be provided, favored extending the system to care for fire detection and automatic alarm in the basement of the existing building and the "crawl" space beneath the former addition. The idea appeared to be primarily for the protection of the school children and the staff and of people using the all-purpose room. When the subcommittee considered the system, no one was able to tell from the specification whether or not there was any provision for having the alarm system effective if the regular Central Maine current should be cut off from any cause. It was the opinion of the sub-committee that power should be supplied to keep the system effective at all times, whether the regular electric current was on or not. At the same time it seemed to be the thought of the sub-committee that an economical system should be provided without the full-fledged automatic supervisory details recommended by the Underwriters' for larger systems. Where the specifications call for a "supervised" system, it clearly means that devices are to be installed which would automatically indicate (usually by a "trouble" bell distinctive from the alarm bell) that some part of the system is out of order. These automatic supervisory features usually prove quite expensive and of course are of no use unless someone keeps them in good order.

It seemed to be the thought of the sub-committee that the simple testing device outlined above would be sufficient on the basis that the janitor or the Principal of the school would test out the system every day that school was to be in session or the all-purpose room was to be used by the public.

Warren McDonald
Inspector of Buildings

WMcD:M

1/3/58

Carl P. Johnson, Chief of Fire Dept.

Warren McDonald, Inspector of Buildings

Fire Alarm System for addition to Peaks Island School

In specifying the details of this system, which is also to include the installation of automatic fire detecting thermostats in the crawl space under the addition and in the basement of the existing building, the architects have called for the system to be operated by alternating current only. The Building Code specifies in the case of required automatic fire detection and alarm systems that operation shall be by electricity from storage or dry batteries as well as by alternating current if connection is also made to the local electrical power system. However, since the proposed installation of thermostats is not required by the Building Code, but is being made primarily to compensate for the omission of a plastered ceiling in the crawl space, it appears that we have no authority to require a battery powered system and that the system may be installed as specified if such an arrangement is acceptable to you.

A sub-committee of the building committee supervising construction of the proposed addition is to hold a meeting in School Department quarters in City Hall on Wednesday afternoon, Jan. 8, 1958, at two o'clock. It will be appreciated if you or someone designated by you can be present at this meeting to indicate the feelings of the Fire Dept. as to this matter of power for the thermostats of the fire alarm system and also as to all details and features of the proposed new fire escape for the class rooms in the second story of the existing building.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS:M

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
02890
OCT 25 1947

Portland, Maine, 10/24/47

87-K-15

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 Peaks Island Use of Building School No Stories ~~New Building~~ Existing "

Name and address of owner of appliance City of Portland Telephone

Installer's name and address Paul Farmer Co. 70 Fore St. 3818-7

General Description of Work

To install Oil burner in steam heating plant

INSPECTION NOT COMPLETED IF HEATER, OR POWER BOILER

Location of appliance or source of heat Basement Type of floor beneath appliance Concrete

Kind of fuel

If wood, how protected?

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace

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? Rate maximum demand per hour

IF OIL BURNER

Name and type of burner Ray XP-2 Labelled by underwriter's 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

Location of oil storage Basement Number and capacity of tanks Two 275 gal

If two 275-gallon tanks, will three-way valve be provided? No

Will all tanks be more than five feet from any flame? Yes How many tanks fire proofed?

Total capacity of any existing storage tanks for furnace burners None

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance

If wood, how protected?

Minimum distance to wood or 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?

If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed 1.00 ($1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:
10/24/47 O.K.

Will there be in charge of the above work a person competent to see that State and City requirements pertaining thereto are observed? Yes

Signature of Installer Paul Farmer Co
Per E. F. Allen

INSPECTION COPY

Permit No. 117/ 2590

Location Island Ave Gerhardt

Owner City of Portland

Date of permit 11/ 25 /47

Approved

NOTES

INSPECTION NOT COMPLETED

1 Fill Pipe

2 Vent Pipe

3 Kind of Heat

4 Burner Low Line & Supports

5 [illegible]

6 [illegible]

7 Low Water Control

8 Limit Control

9 Valves Stop & Check

10 Water Gauge & Supply Line

11 Capacity of Tanks

12 Automatic Gas Supply Valve

13 Clearance

14 Grounds

15 Test Leak Check

16

LOCATION Isla Arc. Beach

DATE 8/14/50

PERMIT ✓

INQUIRY

COMPLAINT

Hold for clearing w/ charge of misc. requirements. See also appl for heating system not issued and memo to Supt West with it.

MB

BI-67

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 10 50

HT-not issued

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

87-K-15

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:

87-K-15

Location Island Avenue Use of Building School No. Stories 3½ New Building ~~Existing~~ "

Name and address of owner of appliance City of Portland School Dept.

Installer's name and address Portland Heat Fuel Telephone 23871

General Description of Work

To install Power Burner (Steam)

IF HEATER, OR POWER BOILER

Location of appliance or source of heat ..... Type of floor beneath appliance .....

If wood, how protected? ..... Kind of fuel .....

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace .....

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 .....

IF OIL BURNER

Name and type of burner Gemaco E-7 M Labelled by underwriter's laboratories? Yes

Will operator be always in attendance? Yes Does oil supply line feed from top or bottom of tank? Bottom

Type of floor beneath burner Cement

Location of oil storage Basement Number and capacity of tanks 1-275

If two 275-gallon tanks, will three-way valve be provided? No

Will all tanks be more than five feet from any flame? Yes How many tanks fire proofed? .....

Total capacity of any existing storage tanks for furnace burners .....

IF COOKING APPLIANCE

Location of appliance ..... Kind of fuel ..... Type of floor beneath appliance .....

If wood, how protected? .....

Minimum distance to wood or 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? .....

If gas fired, how vented? ..... Rated maximum demand per hour .....

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

New

RECEIVED
AUG 11 1950
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Amount of fee enclosed? 50¢ ($1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

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

Signature of Installer Portland Heat Fuel Co. W. H. Snell

INSPECTION COPY

Permit No. 501

Location Island Ave, Peaks Island

Owner City of Portland

Date of permit 11/1/50

Approved

NOTES

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
No. 3847
JUL 3, 1947

Class of Building or Type of Structure 2nd Class

Portland, Maine, July 28, 1947

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 Island Avenue, Peaks Island Within Fire Limits? no Dist. No.

Owner's name and address City of Portland Telephone

Lessee's name and address Telephone

Contractor's name and address Brown Construction Co. 562 Congress St. Telephone 7-3892

Architect Miller & Peal, 165 Congress St. Specifications yes Plans yes No of sheets 8

Proposed use of building School No. families

Last use " No. families

Material frame No stories 2 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 8,000. Fee $ 29.25

Fee rec'd 7/29/47

General Description of New Work

INSPECTION NOT COMPLETED

To construct 2 story brick addition to school as per plans

47-K-15

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.

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVED:

INSPECTOR

City of Portland

By: Brown Construction Co
Douglas P. Clark
Signature of owner

Permit No. 47/1847

Location: Deering Park Del

Owner: City of Portland

Date of permit 7/31/47

Notif. closing-in 10/21/47 (2:23)
10/22/47 AM

Inspn. closing-in

Final Notif.

INSPECTION NOT COMPLETED

Final Inspn.

Cert. of Occupancy issued

NOTES

10/3/47 - [illegible]

10/7/47 - [illegible] about roof bracing - [illegible]

10/7/47 - The 2x4 [illegible] and roof trusses are fastened [illegible] bottom of trusses with 3 shiplaps at each joint. The 2x4 vertical members are about 7' [illegible] from walls. Length of 2x4 diagonals are about 7 1/2' measured on centerline. Unsupported length of diagonals between edges of [illegible] & [illegible] is about 5'. No lone-proofing of [illegible] - [illegible]

10/5/47 [illegible]

10/22/47 [illegible] until [illegible] [illegible] fireproofing [illegible] [illegible]

11/4/47 - Plastering of walls done. Ceilings & the except around electric light [illegible]

AP Addition to Peaks
Island School-I

October 8, 1947

Hiller & Beal, Inc.
465 Congress Street
Portland 3, Maine

Subject: Framing of roof trusses for addition to Peaks Island School, Island Avenue, Peaks Island

Gentlemen:

With reference to my letter of October 4 on the above subject and your letter in reply, the only detail in question was the strength of the 2x4 struts in compression and the laterally bracing of them.

The information in your letter to the effect that these struts are full size spruce and that their unsupported length is approximately 6' instead of the 8' scaled from the drawings clears up the matter of the compressive strength of the struts, as on the basis of your letter, the struts would not be overloaded.

While just as important as the strength of the struts themselves is the strength of the connection to the roof joists and ceiling joists, the four or five spikes which you report have been used at each such connection ought to take care of the situation.

Mr. Sears called at the job yesterday in connection with another inspection at the Island, and noted that certain Lally columns supporting a steel beam which in turn supports a masonry wall have not been fireproofed as yet. The beam has been fireproofed, but not the Lally columns. It would be well for the contractor (he is receiving a copy of this letter) to instruct his foreman to get these columns fireproofed and to put in the incombustible firestops required at ceiling level around the masonry walls and all other needed firestops so that when the plumbing and electric wiring has been installed and inspected and notice is given to this office of readiness for closing-in inspection, everything may be found in order and our green tag issued promptly and thus delay no part of the work.

Very truly yours,

Inspector of Buildings

WKcD/B

CC: Mr. Herman B. Libby
40 Exchange Street

Fred E. West
Supt. of School Bldgs.

Lyman S. Moore
City Manager

Brown Construction Co.
562 Congress Street

October 4, 1947

In answer to your letter of same date relative to roof framing of the Peaks Island School Addition.

Mr. Warren McDonald,
Inspector of Buildings,
Portland, Maine.

Dear Sir:

It was my intention (they say Hell is paved with good intentions) to have the 2"x 4" diagonals applied in each truss to work as tension members rather than in compression.

When I visited the job Wednesday last, half of the trusses were in position, and a few more were fabricated ready to be placed and they were made according to the scale detail. I had visited the job several times previously but my thoughts were on straightening out other details and I had neglected to mention this change to the forman. In order that they should all be working in the same manner I told the forman to continue as he had started.

To those unfamiliar with the construction of the roof: there are 2"x 8" rough fir timbers to which the roof boarding is attached and directly below each roof timber is located a 2"x 8" rough fir ceiling timber. These two timbers are latticed together with 2"x 4" rough spruce diagonal braces and vertical hangers all spiked together and each set working as a simple truss. The trusses are spaced 16" on centers. I measured the length of these diagonal braces and found them to be 6'-2"long measured from the axis of the acting forces. Each joint has been fastened with 4-5 spikes driven thru both members and some of the spikes have been headed. These braces shorten the span of the top member of each roof timber, actually the panel of roof is 16" by 18 feet, 2'- 6" at each end being carried to the walls in each case.

The Contractor has applied two boards laterally across all hangers to hold the trusses in their tru positions. This was not necessary as the bottom of all trusses will be secured by thirty five lines of strapping.

The trusses vary in height from 36-1/2" to 39-3/8" according to measurements taken at the building. A double truss is situated over the partition that divides the two classrooms.

This construction is no different than we have used on many previous occassions and have always found that the deflection is much less than that of a single heavy member.

Saturday Mr. Mayo, Mr. Ward and I went to Peaks Island to test the strength of the installed trusses.

Using the entire length of the truss and 16" apart we used 32 square feet computation. The roof construction is in place except for the fiberboard ceiling and tar and gravel covering. Calling materials yet to be put in place 7 lbs. and adding 40 lbs. for possible wet snow load we had 47 lbs. x 32 or 1457 lbs. To make it easier for test purposes we used half this as a concentrated load, or 730 lbs.

We laid a pier 12" wide of brick each weighing 4-3/4 lbs. until 160 brick was used giving 760 lbs. we went below where a stick had been accurately cut from the under side of the truss to the first floor, the deflection amounted to 1/8".

we went back on the roof and built another pier over the truss right beside the first and finally had 274 brick in place with a load of 1300 lbs, this represented a distributed load of 84 lbs. figured over the entire length of the truss, the deflection with this load was 3/16" in the top truss member and the same 1/8" defection as before in the bottom member.

All the bricks were then removed from the spot tested and the truss recovered to its original position.

Since beginning this letter, I have talked with you (Sunday) and you informed me you intended to go yourself or have Mr. Sears make inspection at the job before the Contractor covers in, and to await any further action until I heard from you.

Yours very truly,

Miller & Beal Inc.

By Peter J. Beal Pres.

Copy to
Mr. Herman B. Libby, 40 Exchange St.
Fred M. West, Supt. of Schools Bldgs.
Lyman S. Moore, City Manager.

AP Island Avenue, Peaks
Island (Addition to
Island School)-I

October 4, 1947

Miller & Beal, Inc.
465 Congress Street
Brown Construction Company
562 Congress Street

Subject: Roof framing of addition to Peaks Island School, Island Avenue, Peaks Island

Gentlemen:

Contrary to the arrangement agreed upon at your conference with City Manager and Building Committee prior to signing the contract for the Peaks Island School addition, our inspector reports that the diagonals introduced to make the roof joists work out on the long spans of 23' have been built in as struts instead of tension members. Please advise what you will do to make good this deficiency and substantial overload, and this of course should be done immediately because I understand the contractor is about ready to notify us for "closing-in" inspection.

These 2x4 diagonals on unsupported lengths of about 8' figure good for a load of 1100 pounds while the assigned load amounts to 1900. If the 2x4's are good sound stock, there should be little concern as to their breaking under an extraordinary load of wet snow, but there is a possibility of concerted buckling. If no other remedy is suggested itself, now that the roof is all framed, it seems that the least that could be done would be to run solid bridging, cut in tight between each pair of diagonals at about the center of their unsupported length, the clear length of the addition. There may be something in this nature which does not show on the plans, but these struts being down below the roof sheathing receive no benefit from that sheathing.

I presume the ceiling joists (forming the bottom chords of these simple trusses) were procured and put in all one length. If not and splices occur, extra care should be taken to use plenty of fastenings at these splices to develop the tension load of early a 2x6 which might develop there.

I presume the contractor has been liberal with spikes at the connections of these diagonals both at roof joists and ceiling joists. The amount of load developing at these joints is sufficient that it would hardly be possible to use sufficient spikes, theoretically, without doing more damage to the 2x4's than the spikes would do good, this type of framing really requiring timber connectors to develop the full load of the members.

May I hear from the architect soon about this matter, and will the contractor see to it that nothing is added to make this correction more difficult.

Very truly yours,

Inspector of Buildings

WHeD/S

CC: Mr. Norman S. Libby, 10 Exchange Street

Fred H. West, Supt. of School Bldgs.

Lyman S. Moore, City Manager

Addition to Peaks Isld.
School

July 16, 1947

Miller & Beal, Inc.
465 Congress St.,
Portland 5, Maine

Subject: Emergency Means of Egress
for Assembly Hall Peaks Island
School.

Gentlemen:

After reading the newspaper story as to use of the combined class rooms for an assembly hall for adults to accommodate a considerable crowd of people, there can be no doubt that the Building Code requires a permanent and usual emergency means of egress at the end of the addition where the enlarged corner is this as per Section 212e1.2(a). It seems obvious that a quick fire in the hall outside the two doors of the new classrooms would likely prevent persons assembled in the end of the addition in question, from reaching the emergency exit door at the other end.

If it seems desirable to avoid a [illegible] door with outside platform and steps, perhaps a study of the [illegible] addition would show it feasible to locate the steps from main first floor of addition to the grade outside, all together, extend the [illegible] floor level far enough to the south, and provide emergency exit at southwest corner of classroom thus to use one platform and steps for both entrance to addition and emergency exit from assembly hall.

Very truly yours,

(Signed) WARREN McDONALD

Inspector of Buildings.

CC Mr. Herman B. Libby
Mr. Fred M. West

Lyman S. Moore, City Manager

File: Peaks Isld School
Addn.

July 16, 1947

To Lyman S. Moore, City Manager

Subject: Addition to Peaks Island School.

From Warren McDonald, Insptr. of Bldgs.

I am to be away on Friday and not able to meet with the committee on Peaks Island School addition therefore this memo.

I have a feeling that some features are present in the plans which are pleasing to the School Department and carry out to the full Mr. Beal's splendid aptitude toward architectural niceties, but which might be eliminated in this time of high costs without doing any material damage to the efficient operation of the school.

For instance, it is worth considering to eliminate the teachers' room on second floor and a part of the rather spacious hall between that room and the girls' toilet room, thus to save quite a portion of second story of addition.

You will remember that Mr. Beal told of cutting a lot of money off a school building outside the city because the selectmen simply would not stand for the cost. Perhaps if he were told to try to cut five thousand, we could finally save about three.

Time is important, but no doubt an informal arrangement could be worked out with the agreement of the City Council so that the contractor could start and any changes worked out promptly before he got very far and before formal contract was authorized. We will not be able to hold contractor to the 90 days anyway.

There has been no time to look over the entire proposition, but there are likely to be substantial costs for equipping the school, and perhaps grading the lot which is not included in the contract, but which will have to be done whether enough money is appropriated in the first place or not.

Inspector of Buildings.

CC Mr. Herman B. Libby

July 14, 1947

Miller & Beal, Inc.
465 Congress Street
Portland 3, Maine

Subject: Check of plans for addition to Peaks Island School

Gentlemen:

A check of the plans for the proposed addition to the school at Peaks Island raises the following questions:

1. It is doubtful if the means of egress from the classroom at the Church Avenue end of the addition are such in arrangement as to comply with the requirements of Section 212a1.2(z) of the Building Code. In view of the fact that the two rooms in the addition are likely to be used as an assembly hall for both children and adults and that the windows in the rooms are of such a type that an opening not much more than a foot in height would be available for exit purposes in case of emergency, it seems imperative that another opening be provided in the outside wall of the building in the end where the square projection occurs for exit use if needed.

2. Section 212e5.2 requires handrails on the two steps at new entrance from the concrete platform to the ground. Since these are more than 84" wide, a center rail is specified by this section of the Code. However, because of the accident hazard which would be set up if such a rail were to be provided at this particular location, we are inclined to waive this requirement. Nevertheless rails should be provided at each side of these steps.

3. While the rise and tread of new stairs are not indicated on plans, they of course are required to meet the maximum and minimum height of riser and minimum width of tread as set forth in Section 212e5.3. All treads are required to have non-slip surfaces.

4. An exit light with a white light outside is required over the door in outside wall at the northerly end of the addition. Any locks on this door or on any doors involved in a means of egress not habitually used for ingress are required to be equipped with anti-panic hardware. (See Section 210e6).

5. An private fire alarm system approved by the Board of Fire Engineers is required for the addition. If present building is so equipped, it may be that the system can be extended to the addition, subject of course to the approval of the above Board. (See Section 210e7).

6. Requirements of Section 212i1 as regards means of reaching the roof of the 2-story portion of the addition should also be noted.

7. Requirements of Section 210f5 as regards wall and ceiling finish, first-piping with incombustible material at floor line in wood partitions, etc. should be noted.

8. The trussed rafter construction shown for roof of one-story portion is rather unusual and is only allowable if it can be demonstrated that each set of rafters and ceiling timbers will be constructed so that they will act as a rationally designed truss. On this basis the 2x4 diagonal struts do not seem to figure out strong enough. Neither are there shown any details of the joint construction which is so important a detail of

any truss design. Perhaps some other method of framing the roof over this area can be worked out.

9. Other details such as spacing of timber anchors for floor and roof timbers, details of thickness and reinforcement of fireproofing of steel beams and columns, etc. have not been checked, if they are shown on plans, but of course must be provided to meet Building Code requirements.

Very truly yours,

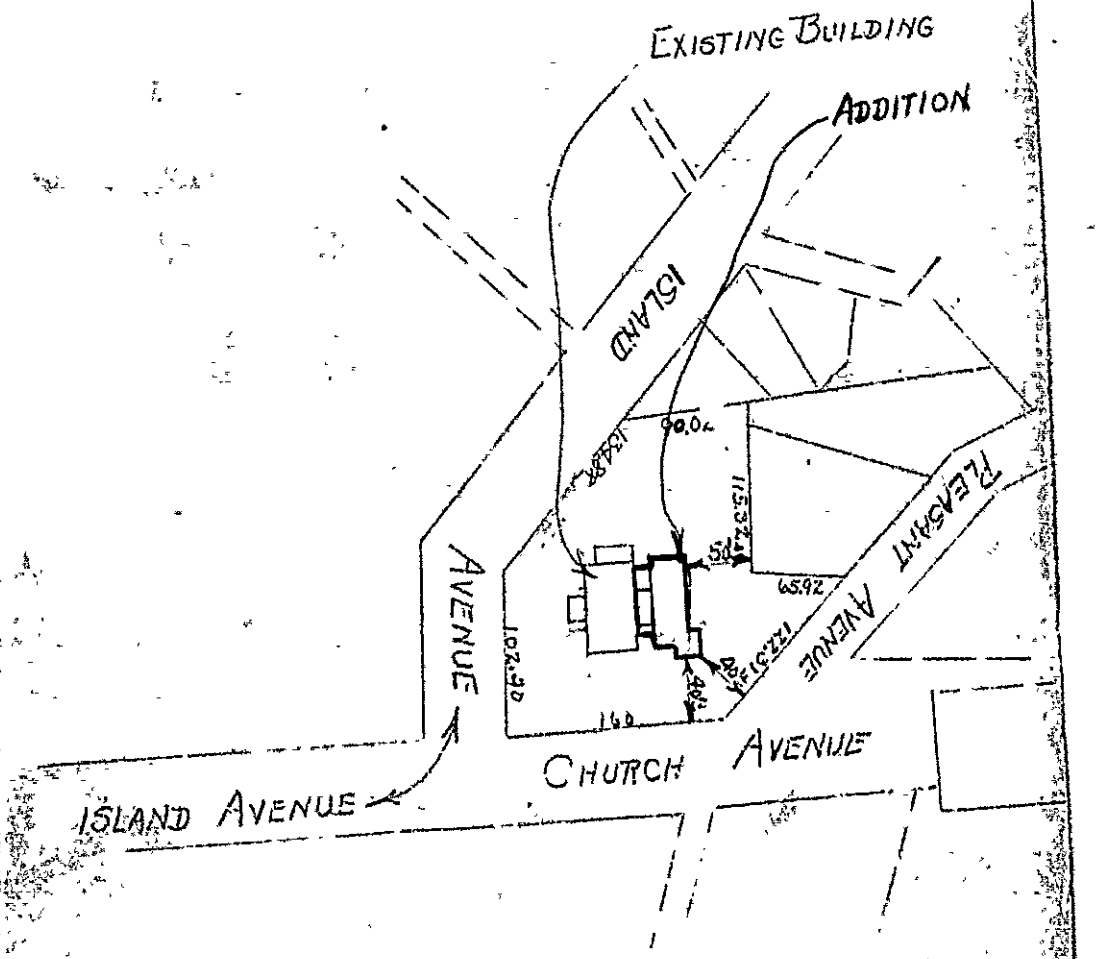
Inspector of Buildings

AJB/S

CC: Mr. Herman B. Libby
40 Exchange Street

Fred H. West
Supt. of Public School Buildings

ADDITION TO SCHOOL AT PEAKS ISLAND



~~245~~
~~46~~
1047

Pembroke Island School

Contract Price	38575.00
Extras as per change	
Pipe Rails at Steps.	
Exit Lights over 2 Doors.	
Changing Hardware to Panic Bolt on 2 Exit doors.	
New Exit door with concrete platform for East End Room.	
Safty Nosings on steps instead of ~~the~~ ones specified	439.00
	$ 39014.00

Rec'd 7/8/47

INQUIRY BLANK

ZONE A

FIRE DIST. Nv.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone

Date 7/14/47

LOCATION Peaks Island School OWNER City of Portland

MADE BY City Bldg Comm TEL.

ADDRESS

PRESENT USE OF BUILDING

CLASS OF CONSTRUCTION NO. OF STORIES

REMARKS:

INQUIRY: Plans drawn of addition
check with Bldg Code.

ANSWER: See letter to Miller & Berkland

DATE OF REPLY 7/14/47 REPLY BY

BI 76

THE STANDARD FORM OF AGREEMENT BETWEEN CONTRACTOR AND OWNER FOR CONSTRUCTION OF BUILDINGS

THIS AGREEMENT made the Twenty Fifth day of July in the year Nineteen Hundred and Forty Seven by and between the Brown Construction Co., incorporated under the laws of the State of Maine, located in the County of Cumberland, 562 Congress Street, Portland, Maine, hereinafter called the contractor, and the City of Portland, a body politic and corporate, located in the County of Cumberland and State of Maine, hereinafter called the Owner, WITNESSETH, that the Contractor and the Owner for the consideration hereinafter named agree as follows:

Article 1. Scope of the Work--The Contractor shall furnish all of the materials and perform all of the work shown on the Drawings and described in the specifications entitled AN ADDITION TO PEAKS ISLAND SCHOOL FOR THE CITY OF PORTLAND, MAINE.

GENERAL CONSTRUCTION; ELECTRICAL, PLUMBING, HEATING AND VENTILATING WORK. prepared by Miller & Beal, Inc. 465 Congress Street, Portland, Maine, acting as and in these contract documents entitled the Architect; and shall do everything required by this Agreement, the General Conditions of the Contract, the Specifications and the Drawings.

Article 2. Time of Completion--The work to be performed under this Contract shall be commenced Immediately and shall be substantially completed in Ninety (90) calendar from the date of this Contract, Provided, however, that the Contractor is not delayed by unforeseeable circumstances beyond his control, such as, but not limited to, acts of God, fire, strike and freight embargoes, slow delivery of hard to get materials, unusually severe weather, or delays by subcontractors due to such causes; in which case the Contractor shall notify the Architects in writing immediately of such delay or expected delay so that action may be taken on the extension of time.

Article 3. The Contract Sum--The Owner shall pay the Contractor for the performance of the Contract, subject to additions and deductions provided therein, in current funds as follows: Thirty Nine Thousand and Fourteen Dollars ($39,014.00). The Contract Sum is the original Bid by the Contractor for the job in the amount of Thirty eight thousand five hundred and seventy nine dollars, plus the amount of Four hundred and thirty nine dollars for the Five (5) extra items required by the Portland Inspector of Buildings and enumerated in Article 7, hereinafter.

Where the quantities originally contemplated are so changed that application of the agreed unit price to the quantity of work performed is shown to create a hardship to the Owner or the Contractor, there shall be an equitable adjustment of the Contract to prevent such hardship.

Article 4. Progress Payments--The Owner shall make payments on account of the Contract as provided therein, as follows:

On or about the Tenth day of each month Eighty Five per cent of the value, based on the Contract prices, of labor and materials incorporated in the work and of materials suitably store at the site thereof up to the First day of that month, as estimated by the Architect, less the aggregate of previous payments; and upon substantial completion of the entire work, a sum sufficient to increase the total payments to Ninety per cent of the Contract price.

Article 5. Acceptance and Final Payment--Final payment shall be due Sixty-one days after substantial completion of the work provided the work be then fully completed and the Contract fully performed.

Upon receipt of written notice [illegible] ready for final inspection and acceptance, the Architect shall promptly make such inspection, and when he finds the work acceptable under the Contract and the Contract fully performed he shall promptly issue a final certificate, over his own signature, stating that the work provided for in this Contract has been completed and is accepted by him under the terms and conditions thereof, and that the entire balance found to be due to the Contractor, and noted in said final certificate, is due and payable.

Before issuance of final certificate the Contractor shall submit evidence satisfactory to the Architect that all payrolls, material bills, and other indebtedness connected with the work have been paid.

If after the work has been substantially completed, full completion thereof is materially delayed through no fault of the Contractor, and the Architect so certifies, the Owner shall, upon certificate of the Architect, and without terminating the Contract, make payment of the balance due for that portion of the work fully completed and accepted. Such payment shall be made under the terms and conditions governing final payment, except that it shall not constitute a waiver of claims.

Article 6. The Contract Documents—The General Conditions of the Contract, the Specifications and the Drawings, together with this Agreement, form the Contract, and they are as fully a part of the Contract as if hereto attached or herein repeated. The following is an enumeration of the Specifications and Drawings:

The Specifications are pages numbered 1 to 36 inclusive,

The Drawings are sheets numbered from 1 to 8 inclusive,

The Addenda is No. 1, dated July 11, 1947.

Article 8. IT IS MUTUALLY AGREED that the following items of work in addition to that called for by the specifications be done by the Contractor, the cost of which is embraced in the Contract Sum.

1. Install short pipe hand rails with return fittings to wall, at both sides of the main entrance steps.

2. Install two (2) inside flush Exit light boxes with 4" high letters, and two (2) outside white caged weather tight light outlets with all necessary wiring; at the exit from classroom shown on first floor plan and a new exit to be located in the bay window.

3. Omit the handles and thumb piece for the Exit lock set and substitute a push bar to trip such lock.

4. In the bay window install a steel frame, 1-3/4" thick pine door having glass panel at top and equipped with Exit hardware as now called for

the other Exit, with exterior concrete platform approximately 3' x 3' x 12".

5. The nosings called for in the specifications for the five (5) risers of steps in front vestibule shall be non-slip.

IN WHITNESS WHEREOF the parties hereto have executed this Agreement, the day and year first above written.

Brown Construction Co.

Witness C. M. Currier by Edward S. Brown

City of Portland, Maine

Witness L. S. Beal by Lyman S. Moore
City Manager

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

November 12, 1957

Mr. Donald Bennett
Chairman City Building Committee
Oakhurst Dairy
364 Forest Avenue
Portland, Maine

Dear Mr. Bennett:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, at 4:00 p.m., on Friday, November 15, 1957, to hear the appeal of the City of Portland under the Zoning Ordinance.

Please be present or represented at this hearing in support of this appeal.

BOARD OF APPEALS

Franklin G. Hinckley

S

Chairman

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

November 12, 1957

TO WHOM IT MAY CONCERN:-

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, November 15, 1957, at 4:00 p.m. to hear the appeal of the City of Portland requesting an exception to the Zoning Ordinance to permit construction of a proposed addition to the Peaks Island School.

This permit is not issuable under the Zoning Ordinance because the rear wall of the addition would be a varying distance with a minimum of one foot from the rear lot line instead of the 25 feet required, and about half of the side wall of the addition, being the end wall of the all purpose room, would be five feet from the side lot line instead of the 20 feet required from a "side street", according to Section 4B1 and B3 of the Ordinance applying in the R-3 Residence Zone where the property is located.

All persons interested either for or against this appeal will be heard at the time and place.

BOARD OF APPEALS

Franklin G. Hinckley

S

Copies to: Robert F. [illegible]
126 Albain Street
Somerville, Massachusetts

Evelyn J. O'Brien
75 Bennington Street
East Boston, Massachusetts

WARREN McDONALD
INSPECTOR OF BUILDINGS

ALBERT J. SEARS
DEPUTY INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

November 8, 1957

AP Church Ave., Peaks Island at corners of Island Ave. and Pleasant Ave.,—Proposed addition to public school and zoning appeal relating thereto

Copy to City Manager
Corporation Counsel

Mr. Donald Bennett,
Chairman City Building Committee
Oakhurst Dairy
364 Forest Ave.

Dear Mr. Bennett:

Building permit intended to authorize construction of the proposed addition to the Peaks Island school is not issuable under the Zoning Ordinance because the rear wall of the addition would be a varying distance with a minimum of one foot from the rear lot line (this is the street line of Island Ave.) instead of the 25-feet required, and about half of the side wall of the addition, being the end wall of the all-purpose room, would be five feet from the side lot line (also the street line of Island Ave.) instead of the 20 feet required from a "side street", according to Section 4B1 and B3 of the Ordinance applying in the R-3 Residence Zone where the property is located.

The Building Committee has indicated its desire to seek exceptions from the Board of Appeals, and designated that the appeal should be signed by you, as Chairman. The idea of filing the appeal at such an early date being to secure the consideration of the Board of Appeals before the detailed working drawings are commenced.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

Granted 11/15/57

57/132

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

MISCELLANEOUS APPEAL November 8, 19 57

City of Portland, owner of property at Island Ave. and Pleasant Ave. Church Ave., Peaks Island at corners of, under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals To permit construction of a proposed addition to the Peaks Island School. This permit is not issuable under the Zoning Ordinance because the rear wall of the addition would be a varying distance with a minimum of one foot from the rear lot line instead of the 25 feet required, and about half of the side wall of the addition being the end wall of the all-purpose room, would be five feet from the side lot line instead of the 20 feet required from a "side street", according to Section 481 and 83 of the Ordinance applying in the R-3 Residence Zone where the property is located.

LEGAL BASIS OF APPEAL:

Such permit may be granted only if the Board of Appeals finds that enforcement of the terms of the Ordinance would involve practical difficulty or unnecessary hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

CITY OF PORTLAND

Donald H. Bennett

BY

APPELLANT

DECISION

After public hearing held November 15, 19 57 the Board of Appeals finds that enforcement of the terms of the Ordinance would involve practical difficulty or unnecessary hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit should be issued.

Frank G. Hill

Hassan M. Ahmad

Joel T. Jones

BOARD OF APPEALS

87-K-15

912911

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee $45.00 Zone _____ Map # _____ Lot # _____

Please fill out any part which applies to job. Proper plans must accompany form.

PERMIT ISSUED AUG 12 1991 CITY OF PORTLAND

Owner: Portland Public Schools Phone # 874-8126

Address: 331 Veranda St., Ptld., ME 04104

LOCATION OF CONSTRUCTION: Island Ave., P.I. (P.I. School)

Contractor: L.A. Profenno Co., Inc. Sub.: (04074) Phone # 883-3020

Address: P.O. Box 1417, Scarborough 04074

Est. Construction Cost: _____ Proposed Use: Replace 1000 gal w/2500 gal tank

Past Use: 1000 gal tank

# of Existing Res. Units _____ # of New Res. Units _____

Building Dimensions L _____ W _____ Total Sq. Ft. _____

Stories: _____ # Bedrooms _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion: Replace 1000 gal. oil tank w/2500 gal oil tank

For Official Use Only

Date: 8-1-91

Inside Fire Limits

Bldg Code

Tree Limit

Estimated Cost

Subdivision

Name

Lot

Ownership: Public Private

Zoning:

Street Frontage Provided: _____

Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval: Yes ____ No ____ Date: _____

Planning Board Approval: Yes ____ No ____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shoreland Zoning Yes ____ No ____ Floodplain Yes ____ No ____

Special Exception _____

Other _____ (Explain) _____ 8-9-91

HISTORIC PRESERVATION

~~Not in District or Landmark~~

~~Does not require review~~

~~Requires Review~~

Action: ___ Approved. ___ Approved with Conditions ___ Denied

Date: _____

Signature: _____

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No. _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes ____ No ____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Approved By: Kate Barker

Signature of Applicant: Louis Profenno Date 8/1/91

PERMIT ISSUED WITH REQUIREMENTS

Signature of CEO: _____ Date _____

Inspection Dates _____

White-Tax Assesor Yellow-GPCOG White Tag-CEO

PLOT PLAN

N

FEES (Breakdown From Front)

ase Fee $

ubdivision Fee $

Site Plan Review Fee $

Other Fees $

(Explain)

Late Fee $

Inspection Record

Type	Date
Pour	6/25/94
w/ off	/ /
inspection	/ /
	/ /
	/ /

COMMENTS

Signature of Applicant

Date

BUILDING PERMIT REPORT

DATE: 8-5-91

ADDRESS: Island Ave Peaks Is - Peaks Is School

REASON FOR PERMIT: Underground Tank Removal & Installation

Remove 1000 gal #2 fuel tank - Install 2500 gal #2 fuel tank

BUILDING OWNER: Portland Public Schools

CONTRACTOR: L. A. Professional Co. Inc 883-3020

PERMIT APPLICANT Louis Professional

APPROVED: X ~~DENIED~~

CONDITION OF APPROVAL OR ~~DENIAL~~:

✓ (1) All underground tank removal and/or installation shall be done in accordance with Department of Environmental Protection Regulations Chapter 691

✓ (2) No cutting of tanks on site. Cutting of tanks to be done at an approved tank disposal site.

✓ (3) Fire Dispatcher must be notified 48 hours in advance of removal and/or transportacion of tanks.

7/88

Maine Dep ment of Environmental Protection
Bureau of il & Hazardous Materials Control
State House Station #17
Augusta, Maine 04333
Telephone: 207-289-2651
Attn: Tank Removal Notice

RECEIVED
AUG 0 1 1991
DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

NOTICE OF INTENT
TO ABANDON (REMOVE) AN
UNDERGROUND OIL STORAGE FACILITY

PLEASE TYPE OR PRINT IN INK:

Name of Facility Owner: Portland Public Schools
Mailing Address: 331 Veranda Street Telephone No.: 874-8126
City: Portland State: ME Zip Code: 04103
Contact Person (name, address & telephone no.): 874-8126
Richard Jones 331 Veranda Street
Name of Facility: Peaks Island Fire Registration No.:
Facility Location: Peaks Island Maine

1. Identify the tanks at this location which are to be removed:

	Tank Number	Age of Tank (Years)	Tank Size (Gallons)	Type of Product Most Recently Stored
A.	1	20+	1000	#2 Fuel Oil
B.				
C.				
D.				

2. Directions to Facility (be specific):
Peaks Island Maine

3. Is tank(s) used for the storage of Class I liquids (e.g. gasoline, jet fuel)? Yes ___ No X (IF YES, REMOVAL OF THE TANK MUST BE UNDER THE DIRECTION OF A CERTIFIED TANK INSTALLER OR PROFESSIONAL FIREFIGHTER.)

4. Name and telephone number of contractor who will do the tank removal: L.A. Mitsuno 883-3020

Certified Tank Installer Certification Number & Name (if applicable):
Louis A. Mitsuno #255

Professional Firefighter Yes ___ No X (Affiliation: ___)

5. Expected date of removal: 8/12/91

I hereby provide Notice that I intend to properly abandon the underground oil storage facility as described above.

Date: 8/1/91

Signature of Tank Owner or Operator

RICHARD B. JONES FACILITIES MANAGE
Printed Name and Title

THIS FORM MUST BE FILED WITH THE DEPARTMENT AND LOCAL FIRE DEPARTMENT 10 DAYS PRIOR TO REMOVAL.

Mail original and yellow copy to DEP; pink copy to fire dept.; retain gold copy

If the answer to item (H), (I) or (K) above is yes, the facility is in a sensitive geologic area.

STATE USE ONLY

Reviewer:_____ Date:___/___/___ Map Number:_____
Comment:

N. Facility is now or will be used for (check one):

____ Wholesale Distribution of Oil
____ Retail Distribution of Oil
____ Oil storage at a Commercial Establishment for on-site consumption
____ Oil storage at an Industrial Establishment for on-site consumption
____ Oil storage at a single family residence
____ Oil storage at a multi-family residence
____ Oil storage/farm
X Oil storage/Public Facility (state or local)
____ Oil Storage/Federal Facility

3. TANK OWNER:

A. Name: Portland Public Schools
(last) (first) (middle initial)

B. Mail Address: 331 Veranda Street

C. Town/City: Portland D. State: ME

E. Zip Code: 04103 F Phone: 874-8126

4. TANK OPERATOR: (if different from owner.)

A. Name: _____
(last) (first) (middle initial)

B. Mail Address: _____

C. Town/City: _____ D. State: _____

E. Zip Code: _____ F Phone: _____

5. CONTACT PERSON:

A. Name: Richard Toler B. Phone: 874-8126

RECEIVED

AUG 0 1 1991

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION
REGISTRATION FORM FOR UNDERGROUND OIL
AND PETROLEUM PRODUCTS STORAGE TANKS
(Pursuant to 38 M.R.S.A. Section 563, 40 CFR Part 280)

1. REGISTRATION NUMBER: _____
(Complete only if a registration has been previously assigned by the Department of Environmental Protection.)

STATE USE ONLY
DATE OF REGISTRATION
___/___/___

2. FACILITY INFORMATION:

A. Name of Facility: Peaks Island School

B. Street Address of Facility: Island Ave 1

C. Town/City where facility is located: Peaks Island Me

D. Mailing address: 331 Veranda Street
Portland Maine Me

E. F. Telephone: 874-8126

G. Directions to Facility: Island Ave
Peaks Island Me

H. Are any planned or existing tank(s) (including piping and pumps) within 1000 feet of a public water supply source? Yes X No ___.

I. Are any planned or existing tank(s) (including piping and pumps) within 300 feet of a private water supply source? Yes ___ No X

J. (Complete if the answer to (I) above is YES.) Is the water supply which is located within 300 feet of the tank(s) owned by someone other than the facility owner or operator? Yes ___ No X.

K. Is the facility located on a sand and gravel aquifer or recharge area as mapped by the Maine Geological Survey? Yes ___ No X.

L. Is the facility located within 250 feet of a fresh or salt water body or wetland? Yes X No ___.

M. Is the facility located within a 100 year flood plain? Maps are available at most municipal offices. Yes ___ No X.

Note: If you wish assistance in answering items (K) or (L), please call the Department at (207) 289-2651. Sand and gravel aquifer maps can be reviewed at any of the Department's offices or purchased for a nominal fee from the Maine Geological Survey, State House Station #22, Augusta, Maine 04333, (207) 289-2801.

6. INDIVIDUAL TANK DATA: Complete for each tank.

A. TANK TYPE:
- C = Cathodically Protected Steel - Single Wall with Excavation Liner.
- W = Cathodically Protected Steel - Double Walled
- E = Fiberglass - Single wall with Liner.
- G = Fiberglass - Double Walled
- N = Other - Please specify.

B. Piping Type:
- E = Single Walled Fiberglass with liner
- G = Double Walled Fiberglass
- M = Single Walled Steel with Liner.
- O = Copper with Secondary Containment
- W = Cathodically Protected Steel

C. Tank Size:
Fill in with the Size of the Tank in gallons.

D. Form of Leak Detection/Retrofitted Tank:
- 1 = Continuous Electronic Monitoring of Groundwater
- 2 = Continuous Electronic Monitoring of Vapors
- 3 = Secondary Containment with Interstitial space monitoring
- 4 = Manual Groundwater Sampling
- 5 = Continous In-Tank Gauging
- 6 = In-Line Leak Detector

E. Product Stored:
1 = Kerosene, 2 = #2 Fuel Oil, 4 = # 4 Fuel Oil, 5 = #5 Fuel Oil, 6 = #6 Fuel Oil, 20 = Unleaded-Plus, 22 = Premium, 23 = Unleaded, 28 = Premium unlead, 29 = Diesel, 81 = Waste Oil, 99 = Other-Please Specify

F. Date Installed:
Fill in Month and Year of Installation.

G. Tank Status:
- B = Active
- C = Out of Service
- D = Abandoned in Place-Filled
- E = Planned for Removal

H. System Type:
1 = Suction, 2 = Pressurized

I. Form of Interstitial Tank Leak Detection/ New and Replacement Tanks
- 1 = Continuous Groundwater in Liner
- 2 = Manual Groundwater in Liner
- 3 = Continuous Vapor Monitoring
- 4 = Continuous Hydrostatic
- 5 = Continuous Free Product
- 6 = Continuous Vacuum or Pressure
- 7 = Other-Please Specify

J. Overfill Spill/Leak Detection:
- 1 = Automatic Shutoff (95% Tank Capacity)
- 2 = Automatic Alarm (95% Tank Capacity)
- 3 = Overfill Spill Container (3-gallon minimum)

TANK 1:
A. G B. O C. 2500 D. 3 E. 2 F. Not Known G. B H. 1 I. 4 J. 2/3

TANK 2:
A.____ B.____ C.____ D.____ E.____ F.____/____ G.____ H.____ I.____ J.____

TANK 3:
A.____ B.____ C.____ D.____ E.____ F.____/____ G.____ H.____ I.____ J.____

TANK 4:
A.____ B.____ C.____ D.____ E.____ F.____/____ G.____ H.____ I.____ J.____

7. Attach a check for the applicable registration fee made payable to the State of Maine Groundwater Fund and return with this form to the Department of Environmental Protection (Bureau of Oil and Hazardous Materials Control-State House Station #17, Augusta, Maine 04333).

A registration fee of $35.00 is required for all tanks except for tanks serving single family residences. Registration fees are due upon registration and annually thereafter, prior to the FIRST DAY OF JANUARY.

Fee Computation: _____ # tanks at $35.00 per tank = $ _____

Motor fuel stored in a non-conforming tank is subject to an additional annual fee payable to the Third Party Commercial Risk Pool.

8. MAKE TWO (2) COPIES OF THIS FORM. Submit the original to the Department of Environmental Protection (Bureau of Oil and Hazardous Materials Control-State House Station #17, Augusta, Maine 04333). SEND ONE (1) COPY TO THE LOCAL FIRE DEPARTMENT having jurisdiction. RETAIN THE THIRD COPY FOR YOUR RECORDS. For new and replacement tanks, registrations are due at least five (5) business days prior to installation.

9. Your registration shall not be considered complete and will be returned to you if all 5 pages are not completed.

10. IF NEW, REPLACEMENT OR RETROFITING EXISTING TANKS OR PIPING ARE INCLUDED WITH THIS REGISTRATION, PLEASE PROVIDE:

A. Name of Installer: Louis A Pastorello

B. Installer ID Number: 255 Date to be Installed: Aug 12, 1991

11. CERTIFY THIS FORM BY SIGNING. By signing this form, I, the tank registrant, certify that all information is accurate and complete to the best of my knowledge, and that I will comply with all applicable federal, state, and local laws and regulations concerning the underground storage of petroleum products. The owner or operator is required by Maine statutes to file an amendment to this registration with the Department of Environmental Protection immediately upon any change of information contained in this form.

Date: 8/1/91 Portland Public Schools (Owner or Authorized Employee of the Owner) FACILITIES MANAGER (Title (Please print or type))

Signature: [illegible] Title FACILITIES MANAGER

PLUMBING APPLICATION

6

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation: PORTLAND Peaks Island

Street Subdivision Lot #: 1

PROPERTY OWNERS NAME

Last: PORTLAND Public School
First:

Applicant Name: MPI Plumbing & Heating

Mailing Address of Owner/Applicant (If Different): P.O. Box 36B Scarborough ME

Caution: Permit Required

Plumbing shall not be installed until a Permit is issued

Date Permit Issued: 1/19/95

$ 20 FEE ☐ If Double Fee Charged

L.P.I. #

Local Plumbing Inspector Signature

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit

Signature of Owner/Applicant: [signature] Date: 1.9.95

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: Arthur Rowe Date Approved: 1-20-95

PERMIT INFORMATION

This Application is for

1. ☐ NEW PLUMBING
2. ☒ RELOCATED PLUMBING

Type Of Structure To Be Served:

1. ☐ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☒ OTHER — SPECIFY School

Plumbing To Be Installed By:

1. ☒ MASTER PLUMBER
2. ☐ OIL BURNERMAN
3. ☐ MFG'D HOUSING DEALER / MECHANIC
4. ☐ PUBLIC UTILITY EMPLOYEE
5. ☐ PROPERTY OWNER

LICENSE # 12250.1

Hook-Up & Piping Relocation Maximum of 1 Hook-Up		Column 2 Number	Column 2 Type of Fixture	Column 1 Number	Column 1 Type of Fixture
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District		Hosebibb / Sillcock		Bathtub (and Shower)
			Floor Drain		Shower (Separate)
	OR	0 1	Urinal		Sink
	HOOK-UP: to an existing subsurface wastewater disposal system		Drinking Fountain	0 2	Wash Basin
			Indirect Waste	0 2	Water Closet (Toilet)
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc		Clothes Washer
	Number of Hook-Ups & Relocations		Grease / Oil Separator		Dish Washer
$	Hook-Up & Relocation Fee		Dental Cuspidor		Garbage Disposal
	OR		Bidet		Laundry Tub
			Other		Water Heater
	TRANSFER FEE [$6.00]	0 1	Fixtures (Subtotal) Column 2	0 4	Fixtures (Subtotal) Column 1
				0 1	Fixtures (Subtotal) Column 2
				5	Total Fixtures
	SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE			$	Fixture Fee
					Transfer Fee
				$	Hook-Up & Relocation Fee
				$ 20	Permit Fee (Total)

Page 1 of 1
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