CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 3, 1953

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, February 13, 1953 at 10:30 a. m. Eastern Standard Time to hear the appeal of the Osteopathic Hospital of Maine requesting exception to the Zoning Ordinance to authorize alterations in the first story of the former garage building located on the rear of the lot with the Osteopathic Hospital in order to provide office space and a staff meeting room therein, and for construction of a small enclosed entrance porch 4' by 6' on the front of the building, on the premises at 335 Brighton Ave..

This permit is presently not issuable under the Zoning Ordinance because such alteration is would constitute a change of the legal use of the first story of this building of non-conforming use, and the entrance porch would make an increase in the volume of the building, contrary to Section 14-A of the Zoning Ordinance.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience, and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

EDWARD T. COLLEY

Chairman

K

Osteopathic Hospital of Maine, Inc.

PORTLAND 4, MAINE

EXECUTIVE OFFICE

VISITING HOURS
2 TO 4 P. M.
7 TO 8:30 P. M.

March 24, 1953

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

Dear Mr. McDonald:

In reply to your letter of March 9, file BP 335 Brighton Ave., I wish to report what progress I have made in complying with your request. Cutler and Cutler have been instructed to proceed as instructed with installing the exit lights as requested. Googins and Clark have ordered, at least two months ago, class C fire doors and will install them as soon as they arrive. The same is true of the liquid door closers with fusible links. Regarding the emergency means of egress from the rear of the first floor of the existing building, an iron stair way has been installed which leads from this platform to the ground.

Last Friday representatives of the fire department and myself went over your letter in detail and I have been assured that the work, either as in progress or contemplated, will be entirely satisfactory with the fire department.

I appreciate very much the service and cooperation that your very busy department has given us in the past. I hope that you will bear with us a little longer until we can complete your requirements as I am as anxious, as anybody else, that this building should comply with the safety rules and regulations of the City.

Yours truly,

Gerald M. Kelley

Gerald M. Kelley
Administrator

GMK:ss

PERMIT ISSUED
FEB 16 1953
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, January 21, 1953

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 335 Brighton Ave. Within Fire Limits? no Dist. No.

Owner's name and address Osteopathic Hospital of Maine, 335 Brighton Ave Telephone

Lessee's name and address Telephone

Contractor's name and address Coogins & Clark, 46 Portland St. Telephone

Architect Specifications Plans yes No. of sheets 1

Proposed use of building Offices Interne's quarters, office and staff meeting room No. families

Last use X Interne's quarters and storage No. families

Material frame No. stories 2 Heat Style of roof Roofing

Other buildings on same lot Hospital Fee $ 4.00

Estimated cost $ 700.

General Description of New Work

To remove several non-bearing partitions;
To construct new partition - 2x4 studs, 16" O.C., sheetrock both sides
To change existing mullion window openings front of building to triple windows, 7'6" opening with 4x8 header
To change two existing windows rear of building to mullion windows - 4x8 header for 6' opening.
To construct 4'x6' platform with roof front of building with steps to the ground and headstairs inside of building as per plan, front of building.
relocated ENCLOSED

Permit Issued with Letter

Appeal Sustained conditionally 2/3/53.

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***

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?

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

Size, front depth No. stories at least 4' below grade solid or filled land? earth or rock?

Material of foundation concrete piers Thickness, top 8" bottom 8" cellar no

Material of underpinning Height Thickness

Kind of roof hip Rise per foot 4" Roof covering asphalt roofing Class C Und.Lab.

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

Framing lumber—Kind hemlock Dressed or full size? dressed Size

Corner posts 4x4 Sills 4x6 Girt or ledger board? Max. on centers

Girders Size Columns under girders Size

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 2x6, 2nd, 3rd, roof 2x4

On centers: 1st floor 16", 2nd, 3rd, roof 20"

Maximum span: 1st floor 6', 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 accommodat

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:
with letter of 2/3/53

Osteopathic Hospital of Maine
Coogins & Clark

Signature of owner By: A. H. Clark

INSPECTION COPY

Permit No. 53/222
Location 335 Brighton Ave.
Owner Osteopathic Hospital
Date of permit 2/16/53
Notif. closing-in 3/11/53
Inspn. closing-in 3/11/53 WJM
Final Notif.
Final Inspn. 7/20/53 WJM
Cert. of Occupancy issued

NOTES

3-7-53 - Work progressing along very well. Forms for piers were to start. So contractor planning on installing footings to make up the difference. WJM
3/10/53 Forms are ready for inspection. [illegible]
3/11/53 - Closing in OK. WJM

7/20/53 / Work completed. WJM

AP 335 Brighton Ave.

February 6, 1953

Googins & Clark
46 Portland St.
Osteopathic Hospital of Maine
335 Brighton Ave.

Gentlemen:-

A check of the application for permit and plan filed therewith for changing the use of the first story of the former garage building, located on the rear of the lot with the Osteopathic Hospital, from storage to office space and a staff meeting room indicates the need for more information before application of the Building Code can be fully determined.

A plan is needed indicating which part of the first story is to be used for office purposes and which part is to be the staff meeting room. Information is also required as to the number of persons to be habitually employed in the office and as to the total number likely to be occupying the staff meeting room at any one time.

Even though your appeal under the Zoning Ordinance is sustained, we shall be unable to issue a permit for the proposed alterations until information indicating compliance with Building Code requirements has been furnished.

Very truly yours,

Warren McDonald
Inspector of Buildings

P. S. Failure to file revised plan at this office showing all of above information before Thursday, February 12, 1953, may have adverse bearing on the zoning appeal.

AJS/G

AP 335 Brighton Avenue

January 29, 1953

Mr. Gerald M. Kelly,
c/o Osteopathic Hospital of Maine,
335 Brighton Avenue,
Portland, Maine

Copy to: Corp. Counsel
Googins & Clark,
46 Portland St.

Dear Mr. Kelly:

We are unable to issue a permit for alterations in the first story of the former garage building located on the rear of the lot with the Osteopathic Hospital in order to provide office space and a staff meeting room therein, and for construction of a small enclosed entrance porch 4'x6' on the front of the building, because such alterations would constitute a change of the legal use of the first story of this building of non-conforming use, and the entrance porch would make an increase in the volume of the building, contrary to Section 14A of the Zoning Ordinance.

You will recall that in 1941 at the time of previous alterations to the building, which is located in a Residence AA Zone, a zoning appeal was sustained on the basis of an agreement signed by a duly authorized representative of the hospital and one representing the residents of the neighborhood. One paragraph of this agreement reads as follows:

"3. To use the existing garage on the hospital property, after the same has been converted, for the use of internes and storage purposes only."

At that time internes quarters were provided in the second story, leaving the first story available for storage purposes only. Therefore such is the legal use of the building at this time as far as we have been able to determine. We understand that no change in use of the second story is now contemplated, but that all of the proposed alterations are to be to the first story of the building.

You have expressed a desire to exercise the appeal rights of the Hospital concerning this matter. Accordingly we are enclosing an outline of the appeal procedure and are certifying the case to the Corporation Counsel, who acts as clerk for the Board of Appeals.

We have not as yet had opportunity to check the application against Building Code requirements, but will do so as soon as possible and inform you as to any questions there may be on that score.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/H

Encl: Outline of appeal procedure

PERMIT ISSUED
JAN 6 1953
CITY of PORTLAND

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 2

Portland, Maine, Jan. 6, 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 50/2051 *pertaining to the building or structure comprised in the original application 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 335 Brighton Ave. Within Fire Limits? no Dist. No.

Owner's name and address Osteopathic Hospital of Maine, 335 Brighton Ave. Telephone

Lessee's name and address Telephone

Contractor's name and address Googin & Clark, 46 Portland St. Telephone 2-3168

Architect Plans filed yes No. of sheets 1

Proposed use of building " hospital No. families

Last use " No. families

Increased cost of work Additional fee .50

Description of Proposed Work

To close up one door and cut in one door on third floor as shown on sketch.
To remove non-bearing partition on third floor as shown on sketch.
To remove chimney at rear of hospital clear down to cellar floor and fill in floors of same strength as balance of floors.

Details of New Work

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

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

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

Approved:

Osteopathic Hospital
Googins & Clark

Signature of Owner by: A. H. Clark

Approved: 1/6/53 [signature]
Inspector of Buildings

INSPECTION COPY

(RAA) RESIDENCE ZONE - AA

APPLICATION FOR PERMIT

PERMIT ISSUED
02051
OCT 21 1950

Class of Building or Type of Structure Third Class

Portland, Maine, October 2, 1950

Supersedes application of March 8, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish remove all 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 335 Brighton Avenue Within Fire Limits? no Dist. No.

Owner's name and address Osteopathic Hospital of Maine, 335 Brighton Ave. Telephone

Lessee's name and address Telephone

Contractor's name and address Googins & Clark, 46 Portland Street 2 3166 Telephone

Architect James Saunders, 477 Congress St. Specifications Plans yes No. of sheets

Proposed use of building Hospital No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 135,000. Fee $ 25.00

General Description of New Work

To construct 2½ story brick addition 129'x32' as per plans.

Appeal Sustained 6/2/50

11/1/50

Permit Issued with Letter

LIMITED TO EXCAVATION AND FOUNDATION OF PROPOSED WING ONLY

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*** Osteopathic Hospital of Maine

Details of New Work

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

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

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

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

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

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

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

if a Garage

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

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

APPROVED:

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

Osteopathic Hospital of Maine

Signature of owner By: Burki Brooks Jr

CTION COPY

NOTES

11/13/50 - [illegible] letter [illegible] [illegible] permit for gen [illegible] issued. - [illegible]

1/20/51 - Walls up to 1st floor - steel frame for concrete 1st floor [illegible] [illegible] heater room roof poured. [illegible] work started on [illegible] [illegible] of existing bldg. - [illegible]

7-6-51. [illegible] [illegible] [illegible] first floor [illegible] [illegible] [illegible] radiant heat started. [illegible] work [illegible] [illegible] [illegible] Mr Clark said lack of materials holding work [illegible] [illegible]

7/5/51 [illegible] has been [illegible] [illegible] [illegible] of 6/28/51 with Arthur Clark of Gorgas & Clark. [illegible]

8/28 See letter [illegible]

8/24 " " - [illegible]

9/12/51 3 x [illegible] [illegible] [illegible] [illegible] corridor, [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]

10/9/51 - Work progressing. Third floor being laid, [illegible] [illegible] [illegible]

11/4/51 Work on closing [illegible] Boiler room [illegible] [illegible] [illegible] [illegible] [illegible] of Jim Saunders [illegible]

12/5/51 - Work coming along rapidly. [illegible]

1-4-52 - [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] in boiler Room [illegible] [illegible] [illegible]

2-2-52 Have started moving [illegible] [illegible], Laboratory & [illegible] have [illegible] set up. Boiler room has been [illegible] for plaster. Bldg in finishing up stage [illegible]

2-4-52 - Check room 1st floor at head of Stairs for [illegible] [illegible] [illegible] [illegible]

Permit Details	
Permit No.	50/205/[illegible]
Location	305 [illegible] [illegible]
Owner	[illegible] [illegible] Hospital
Date of permit	10/21/50
Notif. closing-in	[illegible]
Inspn. closing-in	[illegible]
Final Notif.	
Final Inspn.	8/11/53 [illegible]
Cert. of Occupancy issued	[illegible]

3-10-52 - Mr Gorgas says this job will not be ready for final until April or May. [illegible]

4-24-52 - Directional exit sign not provided in Basement floor. Basement Partition near [illegible] ave. has door with lockset & dead bolt in it. This partition is not as indicated on plans. 6" Step [illegible] at entrance door to Basement [illegible]. Storage [illegible] [illegible] [illegible] have [illegible] door closer. Firestop pipes through [illegible] walls in Basement, 1st floor. 1st floor [illegible] [illegible] no [illegible] [illegible] [illegible] no exit signs at existing Building or at foot of existing stairs in basement. All doors leading to balconies have dead bolts on them. [illegible]

6/4/52 - Better - [illegible]

12-29-52 - No exit signs at intersection of main entrance & corridor or at entrance from main bldg to new wing. Partition in basement floor still standing, no [illegible] [illegible] lock set in door, dead bolt still there. No [illegible] door to [illegible] [illegible] of 1st 2nd & 3rd floors. [illegible] [illegible] [illegible] [illegible] not done. Room on third floor is being made into [illegible] Room

12/3/52 - Better [illegible]

[illegible]

Second Sheet

Location 335 Brighton Ave

Complaint No.

Permit No. 56/2051

1-9-53. Had appointment with Jim Saunders, Mr Kelly, Mr Cutler + Mr Clark at the hospital at 1:30 PM + went over the ommissions + requirements to complete this job.

Jim would like to remove the dead bolt only from the lock set on door in partition in corridor of new wing on Stevens Ave end. This is Xray dept + they wish to keep it locked at night because of the valuable equiptment + radium kept here. By removing dead bolt no one would be able to get in from wing nearest old Bldg. But would be able to get out from X-ray dept side. Mr Cutler is going to install an exit sign on X ray dept side of this door.

Jim Saunders also said he would try to locate 2 liquid door closers with fusible links for Boiler room + anesthetics store room doors. [margin note: Door of Boiler Room]

Mr Kelly will have labeled fire doors installed on laundry chute for 1st - 2nd + 3rd floors.

Mr Cutler says that at main entrance + corridor of new wing he would put in a double faced exit sign with directional arrow. + a double face exit sign at rear entrance with directional arrow. + also at corridor from Kitchen + main corridor a double faced sign with directional arrows.

1st, 2nd - 3rd floors also will have signs at fire escapes + such locations as needed. He is going to make an exit sign arrangement for our records. He also would like to know if it would be permissable to use painted fluorescent signs on wall or soffits where head room doesnt permit a lighted sign. There are several place's like this. WJM

3/9/53 - Exit lights still needed

Basement: move [illegible] exit light from intersection of long + [illegible] corridors to [illegible] side of doorway in long corridor. Provide double face exit lights at intersection of corridors with directional arrows indicating entrance.

Exit lights on both sides of fire shutter opening. Exit light outside of linen room in existing bldg facing toward wing. Double face directional signs [illegible] [illegible] stairs.

First Floor - new stair [illegible] [illegible] + exit light over doors from corridor to [illegible] [illegible] exit lights at fire shutter opening. Provide exit lights in corridor of existing bldg. top of stairs from basement [illegible] [illegible] Provide exit lights [illegible] entrance of [illegible] [illegible] hospital from corr. of exists bldg and continuing [illegible] [illegible] exit from 1st floor [illegible] [illegible] exit lights [illegible] before.

Second Floor - Provide exit lights on wing side of fire opening another on face of [illegible] where stairway [illegible] [illegible] directional (over)

...dicate stairway down
...n. on face of
... facing existing
... corridor; another
over exit to fire escape.

3rd floor existing ...
uncertainty whether
stairs have been
relocated as shown
on plans — exit lights
required to clearly
show direction to
take to reach
stairs to 2nd floor,
and another over
exit door to fire
escape.

3/9/53 – Better ...

7/9/53 – Wiring has been
set in proper locations
fixtures not yet up. WJM

4.27.53 – Will notify when
ready on exit signs. WJM

7/20/5– Work completed except
for two white lights outside
2nd + 3rd floor. Fire Escapes.
WJM

8/11/53 Work completed
WJM

(COPY)

CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION 335 Brighton Ave.

Issued to Osteopathic Hospital of Maine

Date of Issue August 12, 1953

This is to certify that the building, premises, or part thereof, at the above location, built—~~altered~~ —~~changed use~~ under Building Permit No. 50/2051, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

Portion of Building or Premises	Approved Occupancy
Entire Addition	Hospital

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

8/11/53 William [illegible]

(Date) Inspector

Wa[illegible] Inspector of Buildings

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

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

BP 335 Brighton Ave.
(Osteopathic Hospital)
NMcD 4/3/53

March 9, 1953

Mr. Gerald E. Kelley, Business Manager
335 Brighton Ave.
Mr. James C. Saunders
127 Middle St.
Googins & Clark
46 Portland St.

Copies to: Cutler & Cutler, Inc.
166 Federal St.

Fire Chief

Gentlemen:-

Time is just now found to comment on the results of a conference at the Osteopathic Hospital, 335 Brighton Ave., on January 9th in an effort to get the details connected with construction of the wing finally adjusted, in attendance Messrs. Saunders, Kelley, Cutler, Clark and Inspector McCann. Some requests were made for different adjustments than originally indicated, and we have now made a thorough examination of the plans, as we have them, and it appears that some adjustments ought to be made which were not considered at the conference - especially in the arrangement of exit lights. We have been handicapped in all this because we do not have plans which show clearly all of the interior arrangements either of the new wing or the existing building. We have done the best we could, but even now if these conclusions seem to be in error to you, or if they are not satisfactory to the Fire Chief who is receiving a copy of this letter, let us take time enough even at this late date to get the matter straightened out once and for all before any more work is laid out on these propositions.

Nevertheless, please see to it that all steps are taken so that all of these details may be completed in order and this office notified for final inspection before April 1st, 1953.

1. As to the doorway at the single door in the main basement corridor of the wing, it will be acceptable to provide the equivalent of a vestibule latchset on this door so arranged that it can always be opened without fail by persons on the side toward Stevens Ave., but may be locked against persons on the other side for security of equipment and supplies. It is reported that there was a dead bolt in this lockset, and Mr. Saunders was to have it removed. That will be satisfactory without changing the lockset, if the door can under all circumstances be opened from the Stevens Ave. side, merely by turning the usual knob.

2. Mr. Kelley was to have labeled canvas fire door C/provided on the dumb waiter enclosure at first, second and third floor levels, these doors to be equipped with self-closing device or with fusible device, when necessary, to hold the doors open, so arranged that the door will close automatically in case of fire in the shaftway.

3. The fire door at boiler room and at anesthetics storage room are to be equipped with liquid door closers, if possible with fusible element in the closer. The boiler room door has been equipped with automatic closer by which the door normally stands open, but this door should be self-closing. It barely seems necessary to ever let the anesthetics storage door stand open. If so, it should be equipped with an automatic door closer which will allow it to stand wide open, but will close it automatically in case of fire, but the fusible element ought to be exposed to the inside of the storage room, so that is where the hazard will be - this may be difficult because the door swings outwards.

In connection with the boiler room, our inspector reports that it is the practice to let the boiler room door stand open because at times there is otherwise not sufficient air supply to keep the boiler room from excessive temperatures and perhaps to keep the oil burner in safe and economical operation. If that is the case, it seems certain that something ought

blve should be done by the way of making sure that outside air is admitted directly to the boiler room sufficient to care for the combustion situation safely. In that case there would be no need to leave the boiler room open, and a simple liquid door closer could be used there.

4. In the course of considering the exit light situation, it has been discovered that, as far as the plans we have no, no adequate emergency means of egress from the rear of first floor of existing hospital has been provided. A satisfactory exit is of course necessary here. The plans show double cutswinging doors from the corridor to the new outside platform, but no adequate way of reaching the ground level from the platform appears either for walking patients or employees or for the bearing stretchers. We do not have a detailed plan of this floor of the existing building, and perhaps there is some emergency exit which we do not know about. Irrespective of control by the Building Code, this matter is under the jurisdiction of the Fire Chief under State licensing control. Any adjustments here should be cleared with him direct. If, the new construction at this point has eliminated a former emergency means of egress leading to the ground, it also becomes a matter under the control of the Building Code.

Please let us know quickly by plan this correct situation.

5. As to the exit lights, the situation has been changed since original permit by constructing a rail around the boiler room roof and steps to the ground, thus providing an additional means of egress from the first floor of wing and also from all floors of the original building through the wing at first floor level. Changes have been made other than shown on the plan at least in the existing hospital as to partitions etc. so that we are not sure of the situation as it now exists, including a change in first floor of original building at the original entrance. After making allowance for these changes and some of the uncertainty as to the true arrangement, Inspector Keehan and I have worked out the arrangements which seem to be required in addition to the existing lighting system already satisfactorily installed, including some changes in the arrangement made thus far. The conclusions we have reached are as follows:

5.1 Basement:- Have triangular exit light from intersection of corridors at entrance to wing to Stevens Ave. side of doorway in the long corridor. Provide double faced exit lights at intersection of corridors with directional arrows on both sides indicating the wing entrance. Provide exit lights on both sides of the opening where the rolling steel fire shutter has been provided. I believe Mr. Cutler wanted to provide one double faced sign in the opening, but this would not work if on occasion the shutter should be in the closed position. Provide exit light in corridor outside of linen room in existing building - facing toward the wing corridor. Provide a double faced sign at foot of stairs from basement to first floor in original building, both faces directional to indicate the stairs.

5.2 First floor:- The exit light over the door to boiler room roof and the improvements there eliminate the need of exit lights at the fire shutter opening at this level. Provide exit light in corridor of original building at top of stairs from basement, ~~two faces~~ directional to indicate wing corridor and the entrance to original building. Provide exit light in corridor with multiple faces and directional where necessary to indicate the entrance to original hospital from the corridor of the original building and from the corridor of the wing. According to the arrangement existing or decided upon for emergency exit at the rear door of original building at this level, there may be an additional exit light needed there.

5.3 Second floor:- Provide exit light on wing side of fire shutter opening in new corridor; another exit light on the face of the soffit where original stairway has been removed there is a low ceiling , this to be directional to indicate the stairway down to first floor; another exit light on the facin of the soffit, this one facing existing building corridor; another exit light over the exit to fire escape at the rear of original building.

1B43B

Mr. Gerald E. Kelley - - - - - #3 March 9, 1953
Mr. James L. Summers
Goggins & Clark

5.4 Third floor:- Our inspector has the impression that the change of stairs at this level, shown on the plan, has not been made. At any rate exit lights will be required to clearly show direction to take to reach the stairs to the second floor and another over the exit door to the fire escape at the rear of the original building.

6. Will all concerned bear in mind that all of these exit lights are required to comply with Sect. 2124 of the Building Code, including size of letters and the word exit and the manner of indicating directions. The switches controlling these exit lights will have to be worked out to give the most practical assurance that all of the lights will be lighted during the dark hours at least. The fewer the circuits and switches, the better, but each switch should be clearly and permanently marked exit lights.

Very truly yours,

Orton McDonald
Inspector of Buildings

WMcD/d

BP 335 Brighton Ave.

December 30, 1952

Googins & Clark
46 Portland St.

The Osteopathic Hospital of Maine
Att: Mr. Kelley
335 Brighton Ave.
Portland, Maine

Location - 335 Brighton Ave.

Owner - Osteopathic Hospital of Maine

Job - New Wing & Alterations to Old Building

c.c. James C. Saunders & Associates
c/o Stevens & Saunders
187 Middle St.

Gentlemen:-

Upon inspection of the above job on December 29, 1952, our inspector reports the following omissions or defects:

1. There is work being done on third floor rear of existing building, which our Inspector understands is going to be an operating room. We have no record or plan of this with the original permit. It would be best for you to come to this office and apply for amendment and to tell us exactly what your plans are. ok.

2. The door in the basement corridor near the receptionist's desk is equipped with such hardware that it can be locked with a key and button. This door must be so equipped that it may always be opened from either side merely by turning the usual knob without requiring a key or special knowledge. have a possible solution

No standard exit light has been provided over the Stevens Ave. side of this doorway.

3. A directional exit light is required in the basement corridor to indicate the main entrance to the wing as an exit to persons in the original hospital and on both sides of the fire shutter separating new wing from original hospital.

Boiler room door and door to anesthetic storage room must be equipped with self-closing liquid door closers and not ordinary door closers with the chain and weights. ~~have decided to~~

4. New fire doors at the 1st, 2nd and 3rd floor levels for dumb waiter have not been provided in existing building. These must be Class C labeled doors or better, either made self-closing or equipped with fusible holdbacks, if fastened open, in metal clad frame.

5. As to exit lights and signs, refer to paragraph 4 of joint letter of August 28, 1951.

If additional information relative to the above is desired, please phone Inspector William J. Meehan at 4-1431, extension 234, any week day but Saturday between 8:30 and 9 A.M.

Very truly yours,

Warren McDonald
Inspector of Buildings

Inspector

WJM/G

BP 335 Brighton Avenue

June 4, 1952

Googins & Clark
46 Portland Street
The Osteopathic Hospital of Maine
Att: Mr. Kelley
335 Brighton Avenue
James G. Saunders & Associates
577 Congress Street

Location—335 Brighton Avenue

Owner—The Osteopathic Hospital of Maine

Job—New Wing and alterations in existing hospital

Gentlemen:

Despite my joint letter of August 28, 1951 and my letter of August 29, 1951, the latter referring to a check list which our inspector had been over with Mr. Clark of the contractors, our inspector found on April 24 (the pressure of work in this department has prevented us from notifying you of these conditions until now) the following omissions or defects. The basement and first floor only of the new wing had been occupied at that time and work was still under way on the second floor of the wing and in general alterations in the main hospital. Whethers other defects or omissions are in evidence there will develop from later inspections.

1. The door in the basement corridor near the receptionist's desk is equipped with such hardware that it can be locked with a key. This door must be so equipped that it may always be opened from either side merely by turning the usual knob without requiring a key or any special knowledge. Perhaps this may now be accomplished by removing the "dead" bolt now in the lockset. See paragraph 5,letter of August 28, 1951, this matter also having been checked over with Mr. Clark by our inspector in August.

   No standard exit light has been provided over the Stevens Avenue side of this doorway. See paragraph 4, letter of August 28, 1951.

2. A directional exit light is required in the basement corridor to indicate the main entrance to the wing as an exit to persons in the original hospital and on that side of the entrance to the wing. See paragraph 4, letter of August 28, 1951.

3. Fire doors at boiler room and at anesthetics storage room each require liquid door closers to make them self-closing fire doors. See my letter of August 29, paragraph 5, letter of August 28 and paragraph 14, letter of November 6, 1950, This matter also taken up from check list with contractor.

4. Provide firestops where all pipes pass through masonry partitions.

5. At time of this inspection the walks outside of double entrance doors to the wing and the exit on Stevens Avenue end of basement had not been provided but there was about a 6-inch step down under the outward swing of the door. Presumably this will be cared for by the construction of walks or platforms so that there will be no appreciable stepdown under the outward swing of the doors.

As far as our information goes there is still just as much confusion as regards exit lighting, especially between original hospital and new wing as referred to in paragraph 4 of my letter of August 28, 1951. These exit lights, directional and otherwise, are an essential safety feature, and I believe the architect should furnish revised plans showing clearly where these exit lights either have been placed or are to be placed. It is difficult to give such information in a letter without misunderstanding. It is my recollection that the end of the new wing at all levels toward the main hospital has to rely upon passage through the main hospital and out the original entrance to the hospital as a required and necessary means of egress. Obviously it is necessary to have such exit lights, directional or otherwise, as may be necessary, so located at all levels that persons in the wing will have no doubt whatever in time of confusion or emergency to know what direction to take to find that means of egress through the original hospital and either up or down the original stairs, as the case may be, and to find unerringly the entrance door to the original hospital to serve as an exit. There should also be sufficient exit lights, properly located, so that persons in the connecting section between the wing and the original hospital will unerringly know what route to take to reach the new wing in case of emergency and thence to the outside through the wing. Will the architect be good enough to furnish promptly a plan which shows his proposals for this arrangement, or if lights have already been provided, where they have been provided?

Our inspector reports that the plans, which we have, have not been followed with regard to arrangement of partitions, doorways etc., in the area where the wing joins the main hospital. Either we have not been kept up to date as to the proposed changes by filing revised plans and applications for amendments or else the work has been changed without revising the plans. In either case it is important that revised plan be furnished showing what is actually being built at this point and the contractor should file fresh prints of the plans with application for amendment to change the job.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

Re 335 Brighton Avenue-I

August 29, 1951

Googins & Clark
46 Portland Street
Portland, Maine

Copies to: James C. Saunders & Associates
477 Congress Street
The Osteopathic Hospital of Maine
335 Brighton Avenue
Attn: Mr. Kelley

Gentlemen:

We are making every effort we know how to draw together the "loose ends" of the Osteopathic Hospital wing job at 335 Brighton Avenue, and we are enclosing a copy of a joint letter to you and the architects concerning some questions which have never been settled, which it is hoped you will cooperate in getting cleared up quickly.

Several weeks ago a check list of details to be especially observed was drawn for our inspector in the field, and our Inspector Hamilton says that he has been over the various items on this check list with Mr. Clark. If there is any doubt about this or any of the items, it would be well for Mr. Clark to raise any questions or go over the list again with Inspector Meehan, who has now come back from the Armed Forces and taken the job over from Mr. Hamilton.

Your attention is called also to our letter to you of November 6 relating to separate permits for certain installations, certification of welders and statements of design by the designer of the welded joints of the bar joists and by the manufacturer of the steel joists as to the certification of welders.

In this latter connection we are told that the steel joists are not being furnished or manufactured within the Portland area; so, your attention is called again to the 5th, 6th, 7th, 9th, 10th and 11th paragraphs of my letter of November 6, 1950. Please see that these certifications are furnished without delay. It seems to me that it is the responsibility of the contractor to get these rather than that of the local sales agent of the joists; at least that we shall have to look to the contractor to produce the statements which are really long overdue.

Your attention is also called to the 4th paragraph of my l[illegible]r of November 6 with regard to having only welders who carry certificates of cert[illegible]cation from this department, on work in the field. We have had some difficulties with the welders' qualificati[illegible]n procedure, but we now have the program cleared up and we are about to begin to check up in earnest on whether or not welders on the jobs have their certificates which have to be renewed every year. It seems important, therefore, that you make sure that all welders to be employed on this job actually have their effective certificates on the person of each when welding on the job.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

BP 335 Brighton Avenue-I

August 28, 1951

James C. Saunders & Associates
477 Congress Street
Goggins & Clark
46 Portland Street

Copy to: Osteopathic Hospital of Maine
Attn: Mr. Kelley
335 Brighton Avenue

Gentlemen:

Now that the construction of the new wing for The Osteopathic Hospital at 335 Brighton Avenue is well along, I have been over the former copious notes relating to issuance of the building permit to clear up the situation in the mind of our inspector in the field, and I find quite a number of features still in doubt or questions which have not been answered. They are as follows, and will you be kind enough to cooperate to get all of these loose ends brought together without delay.

1. We have not received the details of fireproofing of Lally columns in the front wall of second story, especially the column nearest the existing building at the end of the fire separation wall required between existing building and new wing, where there is a question of providing the fire separation wall clear to the face of the exterior wall of the new wing. When will these details be forthcoming?

2. Architect's letter of October 25, in reply to our request for the "mix" of gypsum vermiculite plaster to be used for fireproofing, says that details and instructions concerning the fireproofing system will be forwarded to the contractor with a copy to this office. We have not received our copy.

3. With relation to the concrete footings where the foundations of the wing would not rest upon solid ledge, according to architect's instructions of November 2 the contractor was to notify the architect at the time of excavation as to just which parts of the footings would not rest upon ledge, and architect was to furnish details of spreading of the footings to care for the situation as stipulated by the Building Code. We now learn that the masonry contractor undertook to build these footings, wherever they did not go down to ledge, according to his own judgment. We are told that these places represented only a small proportion of the footings, but at least for the record, the architect should ascertain what part of the footings did not go down to ledge and what the masonry contractor actually did built care of the almost certain difference in settlement. Please furnish the ons where this occurred and what was done actually as to detail.

4. There is some confusion in exit lighting. Exit red to on the plan as "lighted exit sign". It would be well for clear up what this means in the light of Section 212e4 of the Code which specific directions regarding exit lights. Exit lights are necessary at end of corridor toward existing building at all three levels, so placed that it may be seen the entire length of the corridor, thus to indicate the means of egress through the existing building. Exit lights are also necessary at all three levels indicating the means of egress from existing building into the wing. Directional exit lights are necessary at each level to indicate the location of the exit stairs in the existing building, and another exit light, directional if necessary, should be provided at the foot of the existing stairs at first floor level to clearly indicate the exit via the entrance of the existing building, thus to prevent any persons keeping on down through to the basement.

On first floor electrical plan is shown an exit light indicating double doors leading to what appears to be the roof of the boiler room, and a white light in the

exit system is shown outside these double doors. There is no indication as to how persons would get off the roof, which requires explanation.

The exit light shown in the basement just inside the entrance door should be moved to the center of the basement corr[illegible] should face toward both ends of the corridor and should have an arrow on each [illegible] indicating the means of egress by the side corridor. The double doors in the corridor near this point, should have an exit light facing the end of the building farther away from the existing building.

The legend on Sheet 9 indicates that fixtures with a circled A are exit lights to be actuated by a central automatic time switch. Presumably this means white lights in the exit system, but none of these seem to be in the corridors—only outside of the exterior doors and one outside of the boiler room door. This, too, requires explanation.

5. With reference to my former letters, the time must be getting near when the door hardware will be ordered, and it would seem best for all concerned that the architect furnish a list of the doors on which he proposes to install "vestibule" latchsets, and also on what double doors (where each leaf is less than 3' wide) he will provide anti-panic hardware with crash bar the full width of the door. We are not trying to hurry anyone, but it seems best to get this matter cleared up before the hardware arrives.

6. Has the Chief of the Fire Department given his approval to the location of the fire alarm box connected with the City system as now in the existing building, which will depend upon any change that may be made in administration quarters and telephone operator areas?

7. Has Chief Sanborn approved the private inside fire alarm system? A note on Sheet 9 says "layout for fire detection and alarm system will be furnished later— do not close in work before receipt of this drawing". This sounds like an automatic fire detection and alarm system, which would require a separate permit, issuable only to the actual installer.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

INSPECTOR'S CHECK LIST FOR ADDITION TO OSTEOPATHIC HOSPITAL AT 335 BRIGHTON AVENUE

June 28, 1951

This list is a boiled-down version of the extensive correspondence with regard to special details of construction work to save the inspector on the job from having to study all of the various letters, but it does not of course call attention to all of the points of construction nor is it a substitute for careful examination of the plans. Arthur Clark of Googins & Clark has main charge of this job and our inspector is to go over these details with him at some time in the near future in attempt to avoid what has happened on some other jobs, things going wrong and the headache of getting them straightened out. Mr. Clark says that he thinks the owners are to buy the door hardware, and he says that W. O. Hutchins, as agent, is supplying the bar joists which are manufactured outside of the Portland area. He says that the structural steel is being furnished by Megquier & Jones, that much of it is being welded in the field and that the field work is being done by Robbins & White. I am writing certain additional letters to the architect, contractor, Fire Chief and others to clear up some of the matters still in doubt and copies of these letters will go with the inspection copy. As soon as answers are received they will be put with the inspection copy and as far as possible the questions in the check list checked off so that the inspector will not have to keep reading and re-reading the various letters. All of the prior correspondence is being filed with the file copy of application in GL, but there should be no need of referring to it.

1. All 4½" Lally columns in front wall toward Brighton Avenue "fireproofed" at factory—either 2" of cement concrete outside of structural core or one inch vermiculite concrete. If cement, outside diameter about 9". If vermiculite, about 7".

2. Fireproofed Lally in front wall nearest old building to be built securely into fire wall which runs across wing at that point to make fire separation between new wing and old building.

3. Spandrel beams in front wall and main floor beams in first and second floors to be fireproofed by gypsum-vermiculite plaster ceiling on metal lath running from rear wall clear through under front balcony. Metal lath must be 2½" below steel fireproofed.

4. Proportions of gypsum-vermiculite plaster for fireproofing still to be received from architect.

5. Contractor was to notify architect of all parts of foundation to rest on soil rather than ledge; architect to redesign footings to care for more compressible soil. Contractor says only one small spot involved and mason merely widened wall to suit himself. Try will be made to get record from architect.

6. Rolling fire shutters in fire separation wall between wing and existing building to bear Class B label. Should be capable of easy operation by hand and so devised that they will not drop suddenly in case of release. Inspector find out what local agent supplied them and find out from him whether the last feature is present.

7. Class B label or better on fire door at boiler room, Class C or better on door from general storage room in basement to anesthetics storage room—both doors to be in structural metal frame and self-closing by liquid door closer. Not done

8. New fire doors at three levels dumb waiter in existing building labelled Class C or better, either made self-closing or equipped with fusible holdback if fastened open, doors in metal clad frame. Not done

9. Galvanized metal wall ties no less than no. 6 gauge (about 3/16") in [illegible] walls one to every other joint in every fifth course of brick; elsewh[illegible] spaced not greater than one foot vertical and two feet horizonta[illegible] apart
10. Rigid cross bridging in all steel joist spans. Where joists run parallel to wall, rigid bridging must be extended to and anchored to walls by [illegible] metal anchors.
11. Letter to contractors seeking statement of design for welded joints [illegible] steel joists, and blanket statement as to certification of welders w[illegible] fabricated joists outside of Portland area.
12. Standard exit lights required over exterior doors at three levels on end toward Stevens Avenue. In basement corridor at hallway leading to entrance two faced, reading from both ends of the corridor and directional toward the entrance doors; on both sides of the opening between new wing and existing building at all three levels. Clear designation to be provided at first and second floors so that persons seeing exit light from wing corridor at either level and passing through connection between wing and existing building, will know unerringly how to reach the existing stairs downwards. Exit light or suitable designation in entrance hall of existing building designating main entrance of existing building so that persons using the existing front stairs for exit will know unerringly how to reach the outside and will not stray down to the basement.
13. White lights in exit system are shown outside of basement entrance to wing at outside of each exterior door at the three levels on end of wing toward Stevens Avenue. These white lights together with all of the exit lights should be on a single circuit and controlled by a single switch or the panel suitably marked.
14. Vestibule latchsets or equivalent are required on exterior doors at all three levels on Stevens Avenue end of wing, on main entrance door to existing hospital and any vestibule door there and on any doors which would be in the means of egress serving the new wing between the wing and the entrance door at first floor of existing building.

    Double entrance doors to new basement require vestibule latchset or equivalent on the working door and anti-panic hardware or equivalent which will make the full width of opening instantly available on the "standing" door. The double doors in basement corridor require the same arrangement if there are any latches or similar fastenings on them.

    Mr. Clark says that the owner is to purchase the hardware.
15. Fire alarm box connected with the City alarm system and an inside fire alarm, both approved by Fire Chief, are required. Chief Sanborn says there is a fire alarm box connected with the City system in the existing hospital, but its location will be subject to his approval if change is made in administration and telephone operator areas.
16. What shows as about a 6" step-down under the outward swing of the double entrance doors to new basement and the exterior door at Stevens Avenue end of basement corridor is to be overcome by grading up to approximately threshold level from the outside using flagstone walks. It is not known whether the walks and grading are in the general contract or not, but that can be determined by talking with Mr. Clark.
17. Chief Sanborn has approved access to the new roof through a window from the third floor of existing building in lieu of a hatchway in the roof with fixed ladder thereto. Inspector should see that there is a window or door at third floor level openable to the new roof.

Warren McDonald

WMcD/G

INSPECTOR'S CHECK LIST FOR ADDITION TO OSTEOPATHIC HOSPITAL AT 335 BRIGHTON AVENUE

June 28, 1951

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3. Spandrel beams in front wall and main floor beams in first and second floors to be fireproofed by gypsum-vermiculite plaster ceiling on metal lath running from rear wall clear through under front balcony. Metal lath must be 2½" below steel fireproofed.

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9. Galvanized metal wall ties no less than no. 6 gauge (about 3/16") in bearing walls one to every other joint in every fifth course of brick; elsewhere spaced not greater than one foot vertical and two feet horizontal apart.
10. Rigid cross bridging in all steel joist spans. Where joists run parallel to wall, rigid bridging must be extended to and anchored to walls by 3/8" metal anchors.
11. Letter to contractors seeking statement of design for welded joints of steel joists, and blanket statement as to certification of welders who fabricated joists outside of Portland area.
12. Standard exit lights required over exterior doors at three levels on end toward Stevens Avenue. In basement corridor at hallway leading to entrance, two-faced, reading from both ends of the corridor and directional toward the entrance door; on both sides of the opening between new wing and existing building at all three levels. Clear designation to be provided at first and second floors so that persons seeing exit light from wing corridor at either level and passing through connection between wing and existing building, will know unerringly how to reach the existing stairs downwards. Exit light or suitable designation in entrance hall of existing building designating main entrance of existing building so that persons using the existing front stairs for exit will know unerringly how to reach the outside and will not keep on down to the basement.
13. White lights in exit system are shown outside of basement entrance to wing, at outside of each exterior door at the three levels on end of wing toward Stevens Avenue. These white lights together with all of the exit lights should be on a single circuit and controlled by a single switch on the panel, suitably marked.
14. Vestibule latchsets or equivalent are required on exterior doors at all three levels on Stevens Avenue end of wing, on main entrance door to existing hospital and any vestibule door there and on any doors which would be in the means of egress serving the new wing between the wing and the entrance door at first floor of existing building.

    Double entrance doors to new basement require vestibule latchset or equivalent on the working door and anti-panic hardware or equivalent which will make the full width of opening instantly available on the "standing" door. The double doors in basement corridor require the same arrangement if there are any latches or similar fastenings on them.

    Mr. Clark says that the owner is to purchase the hardware.
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17. Chief Sanborn has approved access to the new roof through a window from the third floor of existing building in lieu of a hatchway in the roof with fixed ladder thereto. Inspector should see that there is a window or door at third floor level openable to the new roof.

WMcD/G

Warren McDonald

KIRKLAND 7-4500

Lally Column Company
ESTABLISHED 1887
"Manufacturers of Genuine Lally Columns"

BOSTON
NEW YORK
CHICAGO
Erie and Albany Streets
CAMBRIDGE 39, MASSACHUSETTS

November 8, 1950

Mr. James C. Saunders
James C. Saunders & Associates
477 Congress Street
Portland 3, Maine

Dear Mr. Saunders:

In response to your letter of November 1, 1950 in re the Underwriter's Certificate for our fireproof Lally Columns, please be informed that our fireproof columns are accepted throughout the New England territory and I attach hereto a copy of an approval by the Building Commissioner of the City of Boston in re the use of vermiculite with our double shell or fireproof columns, and I am enclosing herewith one of our catalogs which will give you all the information you require on our columns.

With the hope that the enclosed will be sufficient for the use of our columns in the project you have in mind, we are,

Yours very truly,

LALLY COLUMN COMPANY

J. S. Donahue,
President

JSD/she

CITY OF BOSTON
BUILDING DEPARTMENT

OFFICE OF THE BUILDING COMMISSIONER

Ninth Floor, City Hall Annex
BOSTON 8, MASSACHUSETTS

JOHN J. MAHONEY
BUILDING COMMISSIONER

FRANK J. COUGHLIN
CLERK OF DEPARTMENT

February 7, 1950

Lally Column Company
Erie & Albany Streets
Cambridge 39, Massachusetts

Attention: Mr. J. Stanley Donahue, President

Dear Sir:

In reply to your letter of January 30, 1950 please be advised that the use of one inch of Vermiculite plaster in lieu of two inches of Class I concrete between the inside, or load-bearing shaft, and the outside fire protection shaft on concrete filled pipe columns, as manufactured by the Lally Column Company, is hereby approved.

This method is considered to have a four hour fire-resistive rating.

RECEIVED
NOV 14 1950
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Sincerely yours,

John J. Mahoney
Building Commissioner

jjm:ms

Osteopathic Hospital of Maine, Inc.
PORTLAND 4, MAINE

EXECUTIVE OFFICE

VISITING HOURS
2 TO 4 P. M.
7 TO 8:30 P. M.

November 6, 1950

James C. Saunders & Associates
477 Congress Street
Portland 3, Maine

Dear Mr. Saunders:

In reply to your question regarding the degree of hazard which might exist in the laboratory at the hospital, I have talked with both our technician and Dr. Eveleth, our Medical Director, and cannot find that any such hazard exists.

I am wondering if perhaps it has been confused with a chemical laboratory; as work in our hospital laboratory consists mainly of blood work and urinalysis. The local Fire Department or Representatives of underwriters have never raised any question as to such a hazard. All reagents used in the laboratory are used in very small quantities and I do not think could be classified as explosive in nature.

I trust that this answers your question to the satisfaction of the City Building Department and yourself. If not, I believe my statements can be further substantiated by investigation by the City Fire Department.

Very truly yours,

Gerald M. Kelley

Gerald M. Kelley
Business Manager

AP 335 Brighton Avenue-I

November 6, 1950

James O. Saunders & Associates
477 Congress Street
Googins & Clark
46 Portland Street

Copies to ne Osteopathic Hospital of Maine
335 Brighton Avenue with building permit covering general construction
Googins & Clark for superintendent in charge on the job

Gentlemen:

A check of the front wall construction for the new wing at Osteopathic Hospital, 335 Brighton Avenue, shows no details contrary to specific requirements of the Building Code, and the Code gives me no authority to subtract from or add to the requirements of the Code. The design of this wall, however, is so extraordinary that I urge a careful review of it and changes which would introduce much greater factor of safety as to stiffness and a good maintenance than seems to be assured by the present design. If such changes are decided upon, revised plans should be filed here with application for amendment to the general construction permit now issued.

Essentially the present design shows no masonry wall at all above the first floor level, but appears to be an extraordinary modification of what is usually called a "skeleton wall", the main vertical members being, instead of the rugged steel columns fireproofed by building into the masonry, four or five masonry piers (I understand them to be solid brickwork and to be continuous up by the floors), 12" thick and less than 5' long, extending to the roof, a height of about 30', and the only bracing on these brick piers being shown as the floor framing and slab and the steel lintels over the windows. These lintels are hardly what are usually called spandrel beams in that they do not span from steel to steel but rather from brick pier to Lally columns. To add to the uncertainty these lintels are not built into the masonry of the wall but are really indicated as a part of the floor system of the wing and the outside balcony. It seems quite sure that at least a moderate eccentric load will come upon these piers which assuredly means a tendency to bending of the brick masonry which everyone knows the masonry will not take.

I know you will understand that I am not trying to set myself up as a sole judge of good construction, and that I do not mean to discourage new ideas which will make for economy, but it seems to me that it is my duty to tell you and the owners that if I had the authority I would be unable to approve this design.

The permit for general construction of the 2-story and basement wing, the ambulance entrance and the alterations in the basement and existing hospital as shown on the plans, is issued to the owner with a copy of this letter, based on 13 sheets of the architects' plans (Sheets 1 to 9, inclusive and Sheet 12 bearing the revision date November 2, 1950, Sheets 10, 11 and 13 bearing the original dates of September 20, 21 and 29, respectively), the original specifications, and three pages of typed instructions to the contractor, dated November 2, 1950; and subject to the following, where applicable, the same series of paragraph numbers being used as in our former correspondence, and some of the matter being a repetition either for emphasis or for the benefit of our inspector on the job.

1. The rear wall of the wing is an ordinary bearing wall and the masonry substituted for the steel panels formerly shown is to be 12" in thickness instead of 8" in thickness indicated in architects' instructions of November 2.

2. With relation to fireproofing the Lally columns, we find that the Lally Column Company's literature says that the concrete fireproofing between the inner structural shell and the outer shell encasing the fireproofing will be made of the

thickness required by any local Code for the amount of fire resistance stipulated. Our Building Code indicates this thickness of concrete to be 2". That would make the total column of large diameter. It may be more advantageous to use ordinary Lally columns and build in the fireproofing. Architect should furnish to this office copy of instructions to the contractor showing the detail finally decided upon.

5. Architect should expand his instructions to contractor of November 2 to include specific specifications for the gypsum-vermiculite plaster to be used for fireproofing both the floor system and the spandrel beams, and send a copy to this office.

5. Necessary re-design of concrete footings wherever it is found best to support the footings upon the ground instead of on ledge, is to be furnished to the contractor and a copy to this office, bearing in mind the provisions of the Building Code for allowing only one-half of the normal bearing capacity of the soil where part is on soil and part is on ledge.

6. It is understood that after additional study, the type of rolling fire shutter will be procured for the openings in the fire separation wall to procure the greatest safety against the shutters dropping quickly and doing damage to persons and at the same time with the view to ease of operations so that the shutters may be opened and closed manually by one person of moderate strength to facilitate use of the shutters as part of a fire wall to provide an area of refuge from smoke and fire on either side of the wall.

7. We have the architects' statement that there will be never more than 20 persons in the basement area of existing building between the inside stairway to first floor and the new outside exit to the rear of the building.

8. On the revised electrical plans exit lights in certain locations have been designated as "lighted exit sign". Exit lights are required by the Code and we usually think of them as internally lighted. At any rate they are to be as described in Section 212e4. These exit lights and the white lights outside of each exit doorway ought to be on the same exit circuits and controlled by the same switches as far as possible and as few switches as possible, such switches to be clearly marked exit lights on the panel. Exit lights seem necessary on both sides of the opening in new corridor to show both toward the new wing and toward the existing building.

9. With regard to locksets on doors required as a means of egress, it is not necessary to furnish a bill of hardware to this office, but merely to see to it between architect and contractor that all doors required as a means of egress where the doors are likely to serve more than 20 persons, require what we usually term vestibule locksets under the stipulation of Section 212e2 of the Code which says in part "Doors shall be equipped with such locks or latches, and only such, that all fastenings which would keep the door from opening will be instantly released, without special knowledge or ability, merely by turning the customary knob or by pressure on a plate or lever.". Your attention is again called to the fact that double doors with each leaf less than 3' wide require special attention because one door of the pair does not afford the required width for exit purposes. With such double doors it is usually necessary to provide the vestibule latchset on the "working" door and either anti-panic hardware on the "standing door" or bolts which are operative in the same simple and sure manner as the vestibule lockset. If there is doubt about what is needed we shall be glad to go over the matter when the time comes, but otherwise this type of fastening should be provided without further ado.

10. We are advised by the architect that the 6" step-down which appears outside of certain exterior doors will be eliminated under another contract by the introduction of paved areas which will leave a difference in level not greater than the usual threshold.

11. Class C labelled fire doorsspecified in November 2 instructions to contractor at the dumb waiter shaft are required to be self-closing, that is normally in the closed position and kept closed by a suitable device. Such an arrangement alone has proven difficult for working conditions, and it is allowable to use the usual self-closing devices but to have an auxiliary device to hold the doors open in case of need but in the auxiliary device should be a fusible element.

All required fire doors in masonry walls require structural metal or hollow metal frames rather than metal clad.

13. We are told that there will be no inflammable film store on the premises and therefore no fire resistive room is needed for it.

With reference to Section 309f8 of the Building Code the enlarged building requires both a private fire alarm box connected with the City fire alarm system and a private fire alarm system adequately covering all parts of the enlarged building, the latter being intended primarily to warn the employees of the hospital as quickly as possible if a fire or other emergency takes place. The private interior system is to have its adequacy determined by the Chief of the Fire Department. I note from the architects' November 2 instructions that the matter of the private interior system has been taken up with the Fire Department. As I understand the Building Code the function of the Chief of the Fire Department in this case is not one of design but of approval as to adequacy of the design submitted by others. If it has not been done, I suggest that the architect work out a system of fire call and alarm system which seems best suited to this enlarged hospital by those in charge of the hospital and that this design be submitted to the Chief for his consideration, feeling free of course to consult him as to general questions about the type etc. before much work is put into the design.

14. Question of whether or not the chemical laboratory in the basement has to be classified as a hazardous room as stated by the Building Code is not yet settled and with it the question of whether or not a Class C (labelled) fire door, equipped with a liquid door closer or a similar self-closing device is required to the doorway leading to the laboratory.

The fire door indicated on the plan at the room intended for anesthetic storage requires a liquid door closer or equivalent self-closing device.

16. The architect is taking up with the Chief of the Fire Department whether or not the doorway from third floor existing hospital to the roof of the wing will be considered satisfactory access to the roof or whether the scuttle in the roof of the wing with a permanent ladder fastened in place leading thereto, as indicated by the Building Code, is necessary. If one is necessary the plan should be revised to show the location and arrangement of the scuttle.

17. We are told that there is to be no change in location or otherwise of the operating rooms and also that the enlarged hospital will never accommodate more than 75 patients.

The specification with regard to steel joists is taken to mean that the usual rigid bridging is to be used in all steel joist spans based as stipulated by the Steel Joist Institute Specifications. Special attention is called to the fact that where steel joists run parallel to masonry walls the rigid bridging is to have each line extended by metal bars (usually 3/- of an inch in thickness)to the masonry walls and built into the masonry for anchorage and bracing of the walls.

A separate letter is sent to the contractor relating to separate permits for certain classes of the work and relating to statements of design for welding and statements as to certified welders. If any of these various departments of the work do not come within the general contract, it is requested that the architect, who has

James C. Saunders & Associates
Googins & Clark——————————4 November 6, 1950

a copy of this letter to the contractor, notify the contractors not under general contract of these special requirements.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/C

RE 335 Brighton Avenue-I

November 6, 1950

Coogins & Clark
46 Portland Street
Portland, Maine

Copies to: James C. Saunders & Associates
477 Congress Street
The Osteopathic Hospital of Maine
335 Brighton Avenue

Gentlemen:

Together with joint letter to you and the architect concerning details of construction under general permit of the Osteopathic Hospital extension at 335 Brighton Avenue, this letter is being sent to you to take as clear as possible some of the requirements as to separate permits, statements of design etc. with regard to specialties with which it is understood you will have most to do.

Installation of the new boiler and of the oil burning equipment, installation of any mechanical system of ventilation, installation of the sprinkler system and installation of any built-in mechanical refrigeration equipment other than the simple plug-in type, and installation of any new cooking ranges, fryers, hot water heaters and similar appliances all require separate permits from this department which are to be applied for by and are issuable only to the actual installers. Each applicant is expected to furnish sufficient information with his own application to show clearly that his particular work complies with Building Code requirements therefor.

Plans of the sprinkler system filed with the application for the permit for that work require the stamp of approval of the New England Fire Insurance Rating Association or some equivalent rating authority.

Any welding done on the job is required to be done only by such welders as have been certified in this department as having qualified themselves under the procedure of the American Welding Society within one year prior to the date of doing the welding.

The design of the steel joists is a specialty not covered by the statement of design of the architects (I am referring to the detailed design of the joists themselves), so that the designer of these particular steel joists to be used in this building (he is usually employed by the manufacturer of the joists) is required to furnish a statement of design to this office before the steel joists are shipped, reading:

"The steel joists to be used in addition to The Osteopathic Hospital of Maine at 335 Brighton Avenue in Portland, Maine have been designed by the undersigned according to the latest rules of engineering practic and to comply with the allowable working stresses, including welded joints, required by the Building Code of the City of Portland."

This designer should furnish also some indication of his qualifications as regards licensing or otherwise unless he is a local designer well known to all of us. In any event the statement is needed.

If the joists are to be manufactured within the Portland area, it is sufficient that the manufacturer see to it that all welders engaged in that manufacture have been certified in this department as having qualified themselves according to the procedure of the American Welding Society within one year prior to the date of doing the welding.

If the steel joists are manufactured outside of the Portland area, the manufacturer is required to furnish over his own signature the following statement:

"All welding design and all shop welding in connection with the steel joists furnished by this company for the addition to the Osteopathic Hospital of Maine at 335 Brighton Avenue in Portland, Maine has been performed according to the procedure and by properly qualified welders as set forth in the qualification procedure established by the American Welding Society, and such welders have so qualified themselves within one year prior to the date of doing the welding on these particular joists."

The latter statement, in case the joists are manufactured outside the Portland area, should be on file in this department before the joists are shipped from the factory.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

November 2, 1950

Goggins & Clark
46 Portland Street
Portland, Maine

Gentlemen:

Your attention is called to the following revisions on the accompanying drawings:

1. Pre formed steel panels shown on the rear, or north wall have been changed to 8" brick masonry.

2. All Lolly Columns have been changed to standard fire-proof Lally Columns. You are cautioned that these columns must bear an Underwriters Label showing that they have successfully withstood a four hour fire test and bear such a rating. We have written the Lally Column Company in Cambridge, Massachusetts, in regard to this and will forward a copy of their letter for your guidance in ordering these items.

In connection with this your particular attention is called to a change in the detail where the fire wall separates the new wing from the old construction in the front wall at the second floor level. This separation is required to extend to the front face of the building line. Accordingly a fire proof column will be built securely into the end of this wall and a separation of the windows will occur at this point. A further detail will be furnished to clarify this and you are hereby instructed not to proceed until you receive this detail.

3. Doors in the dumb waiter shaft, which is indicated as a laundry shoot, have been changed to Class C Labeled Doors. The door from General Storage into anesthetic storage room has been changed to a Class C Labeled door. Fire door from passageway to boiler room has been changed from the Class A Labeled noted on the drawings to the Class B Labeled called for in the specification. The Class A rolling fire shutters in all corridors have been changed to a similar door with a Class B Label.

4. An additional hand rail has been added on the stairway from kitchen to outdoors.

5. Details showing relocation of existing wood fire escape have been clarified and a landing platform with a foundation extended four feet below grade has been shown.

6. Electrical drawings have been revised to show exit lights at all points of exit, and egress to the new wings

This drawing also shows new circuit and switching arrangement for the artificial lighting at these points of egress. You are cautioned that this circuit arrangement will be extended to include certain lights in the existing structure which cannot at this time be indicated on the drawings. This office should be consulted before proceeding with this part of the work, so as to include these additional lights; the intent being to arrange all of these emergency lights on as few circuits and switches as possible.

7. Your attention is called to the note on Sheet No. 9 concerning the installation of a fire detection and warning system satisfactory to the Portland Fire Department. Some weeks ago this office requested instruction from the Fire Department and information on the type of system which they consider best. A layout of this system will be furnished as soon as these recommendations are forthcoming.

In addition to the revisions noted above certain other changes which cannot at this time be shown on the drawings must be made for conformance to the city's building code. All steel in the floor construction will be fireproofed by suspending the specified metal lath 2½" below the steel and substitute 1" of gypsum vermiculite plaster in place of the acoustical plaster specified. This matter has been discussed with Mr. [illegible], the plastering contractor, and he is to furnish this office for approval his system for the suspension. The drawings have been modified to permit the lower finished ceiling height and a detail of the suspension system and the proper formula to be followed in mixing the plaster will be furnished at a later date. No work in this area is to proceed until such detail and mix be received.

8. All cinder block masonry units specified must have a shell thickness of ½". The wall ties specified under the masonry section are changed to a thickness of no less than No. 6 wire, or approximately 3/16" in place of the 16ga ties specified. Such ties must be galvanized after bending. Where these ties occur in bearing walls they are to be spaced one in every other joint every fifth course of the brick work instead of the 1" vertical and 2 foot horizontal spacing specified. Such later spacing may be used in non-bearing or curtain partition walls only.

9. Your attention is redirected to the note on the foundation plan regarding the design of footings where ledge is not encountered. Please notify this office as soon as excavation is completed so that such a design can be furnished for your guidance.