

ARCHITECTURAL ACCESS BOARD- HEARING PACKET

Name **Elm Street School**
Address **160 Elm Street**
City **Gardner**

Docket # C25 - 110

Docket #

Hearing 7/27/2026

Type of Complaint Bldg

Time of hearing 11:00 AM

Complaint's Name Gene Brunell

Complaint ?

Variance ?

Jurisdiction: 3.3.2 If the work performed amounts to 30% or more of the full and fair cash value of the building, the entire building is required to comply with 521 CMR.

Building Permits: B-15-338 – Boiler Replacement – \$1,005,000, B-16-360 – Window Replacement – \$1,594,000, B-17-628 – Replacement of Unit Ventilators – \$700,000

Assessed Value: 2016 Value: \$6,429,430

Complaints to be Addressed:

521 CMR 5 Definitions

Exhibit: 1

C25-110

AAB 1-240

On September 30, 2025 the Board received a complaint for the above mentioned address. (See AAB 222-240)

On December 1, 2025 the First Notice was sent to all parties. And on January 14, 2026 the Compliance Officer sent a request for building permits to the City of Gardner. (See AAB 203-221)

On January 21, 2026 the Board received a response from the City of Gardner. (See AAB 64-202)

On February 18, 2026 the First Notice was sent again to all parties. (See AAB 53-63)

On March 9, 2026 the Board received a request from the City of Gardner for additional time. (See AAB 19-52)

On March 11, 2026 the Stipulated Order was sent to all parties. (See AAB 16-18)

On April 3, 2026 the Board received a request for an adjudicatory hearing. (See AAB 8-15)

On April 15 and June 17, 2026 the Notice of Hearing was sent to all parties. (See AAB 2-7)

Machado, Victor (DPL)

From: Machado, Victor (DPL)
Sent: Wednesday, June 17, 2026 6:39 AM
To: Vincent Pusateri II
Cc: Melissa MacDonald; Machado, Victor (DPL)
Subject: FW: C25-110 Elm Street School, 16 Elm Street, Gardner
Attachments: C25-110 Hearing Notice for 26.07.27.pdf

Good morning, Attorney Pusateri,

As discussed during our meeting, I do not believe I previously provided you with a copy of the hearing notice referenced in the subject line.

For your convenience, I have attached the notice to this email. Please review the enclosed materials and contact me if you have any questions or require additional information regarding the scheduled proceedings.

Best regards,
Victor

Victor Machado
Compliance Officer
He/Him/His
Architectural Access Board

Office of Public Safety and Inspections
Division of Occupational Licensure

E: victor.machado@mass.gov

P: (617) 701-8643

1 Federal Street, 6th Floor, Boston, MA 02118

www.mass.gov/aab

From: Machado, Victor (DPL)
Sent: Wednesday, April 15, 2026 6:52 AM
Cc: Machado, Victor (DPL) <Victor.Machado@mass.gov>
Subject: C25-110 Elm Street School, 16 Elm Street, Gardner

Hello,

Attached is the copy of the **Hearing Notice** issued by the **Architectural Access Board** regarding accessibility concerns at:

Case Number & Location Address:
C25-110 Elm Street School, 16 Elm Street, Gardner

This email is intended to keep all relevant parties informed.

Regards,
Victor

Victor Machado
Compliance Officer
He/Him/His
Architectural Access Board

Office of Public Safety and Inspections
Division of Occupational Licensure
E: victor.machado@mass.gov
P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118
www.mass.gov/aab

Machado, Victor (DPL)

From: Machado, Victor (DPL)
Sent: Wednesday, April 15, 2026 6:53 AM
Cc: Machado, Victor (DPL)
Subject: C25-110 Elm Street School, 16 Elm Street, Gardner
Attachments: C25-110 Hearing Notice for 26.07.27.pdf

Hello,

Attached is the copy of the **Hearing Notice** issued by the **Architectural Access Board** regarding accessibility concerns at:

Case Number & Location Address:

C25-110 Elm Street School, 16 Elm Street, Gardner

This email is intended to keep all relevant parties informed.

Regards,
Victor

Victor Machado
Compliance Officer
He/Him/His
Architectural Access Board

Office of Public Safety and Inspections
Division of Occupational Licensure
E: victor.machado@mass.gov
P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118
www.mass.gov/aab



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board

1 Federal St., Suite 600
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

TO: City of Gardner
95 Pleasant Street
Gardner, MA 01440

Docket Number **C25 110**

RE: Elm Street School
160 Elm Street
Gardner

DATE: 4/16/2026

Enclosed please find a copy of the following material regarding the complaint against the above location:

- | | |
|---|---|
| ☐ First Notice | ☐ Stipulated Order |
| ☐ Second Notice | ☐ Letter of Meeting |
| ☒ Notice of Hearing | ☐ Application for Variance |
| ☐ Correspondence | ☐ Decision of the Board |

Please review all enclosed documents carefully.

cc: Local Building Inspector
Independent Living Center
Local Commission on Disability
Complainant



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**
1 Federal St., Suite 600
Boston, Massachusetts 02110

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

COMPLAINT HEARING NOTICE

C 25 - 110

RE: Elm Street School, 160 Elm Street, Gardner

You are hereby notified that an informal adjudicatory hearing before the Architectural Access Board has been scheduled for you to appear on Monday, **July 27, 2026** at **11:00 AM**

See the please note section for information on attending the remote meeting.

This hearing is upon a complaint filed by Gene Brunell relative to Sections 3.3.2

A copy of the complaint is available for public inspection during regular business hours.

This hearing will be conducted in accordance with the procedures set forth in M.G.L., c. 30A, and 801 CMR 1.02, the Informal/Fair Hearings Rules. At the hearing, each party may be represented by counsel, may present evidence and may cross examine opposing witnesses.

PLEASE NOTE: Requests for the continuance of a hearing must be received no later than fourteen (14) days prior to the scheduled hearing date. Continuances are granted at the Board's discretion only. **The link to the meeting can be found on the Architectural Access Board's web site under 2025 Meeting's Calendar, click Notice of Meeting then click join meeting. You can also contact Executive Director William Joyce at William.Joyce@Mass.Gov or mobile #617-894-1254 to request an electronic link to the meeting or to request a continuance.**

Date: April 16, 2026

cc: Independent Living Center
Local Building Inspector
Local Disability Commission
Complainant

ARCHITECTURAL ACCESS BOARD

Chairperson

Machado, Victor (DPL)

From: Admin Services <gene8ball@yahoo.com>
Sent: Sunday, April 5, 2026 7:49 PM
To: mmacdonald@gardner-ma.gov; roliva@gardner-ma.gov; jcornier@gardner-ma.gov
Cc: gtyros@gardner-ma.gov; ekazinskas@gardner-ma.gov; dheath@gardner-ma.gov;
jmack@gardner-ma.gov; bheglin@gardner-ma.gov; adernalowicz@gardner-ma.gov;
ccormier@gardner-ma.gov; cbrooks@gardner-ma.gov; ptassone@gardner-ma.gov;
khardern@gardner-ma.gov; dthibault-munoz@gardner-ma.gov; Yeagle, Ayn (SNAP
Provider); jmeehan@gardner-cac.org; Bhughey@gardner-ma.gov;
news@gardnermagazine.com; mellis@gardner-ma.gov; jstevens@gardner-ma.gov
Subject: Upgrades rescinded by City Council for Elm st school and Waterford Street School

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Source: Gardner MA (.gov) <https://share.google/sOfXPdNeXelh0PYN8>

Order 10913 and order 10917 regarding upgrades to the Elm Street school and Waterford Street School rescinded.

These orders were likely appropriate and necessary and were rescinded for no good legal reason. Safety of the occupants was neglected.

These orders should be newly presented to the city council for appropriate planning of reuse of the 2 buildings.

Feasibility studies should be the first step!

Thank you

Gene Brunell

[Yahoo Mail: Search, Organize, Conquer](#)

Machado, Victor (DPL)

From: Mayor <Mayor@gardner-ma.gov>
Sent: Friday, April 3, 2026 1:02 PM
To: Machado, Victor (DPL)
Cc: Melissa MacDonald
Subject: Request for Adjudicatory Hearing - 160 Elm Street
Attachments: Ajudiciary Hearing- City of Gardner - 160 Elm St.pdf

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Machado,

Please see the attached request for an adjudicatory hearing for 160 Elm St.

Best,

Mike Nicholson

Michael J. Nicholson

Mayor of the City of Gardner
Gardner City Hall, Rm 125
95 Pleasant St
Gardner, MA 01440



Honored as one of
Massachusetts Latino
Leaders by Amplify LatinX

Disclaimer

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**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**

1 Federal St., Suite 0600 • Boston • MA • 02110-2012
V: 617-727-0660 • www.mass.gov/aab

Docket Number

C25-110

(Office Use Only)

Docket Number: _____
(Staff Use Only)

REQUEST FOR ADJUDICATORY HEARING

RE: Elm Street School - 160 Elm Street, Gardner, MA 01440

(Name and address of building as appearing on application for variance)

I, Mayor Michael J. Nicholson, City of Gardner, do hereby request that the Architectural Access Board conduct an informal Adjudicatory Hearing in accordance with the provisions of 801 CMR Rule 1.02 et. seq. as I am aggrieved by the decision of the Board with respect to Section(s)

521 CMR 5.00

of the Rules and Regulations of the Architectural Access Board, 521 CMR.

I understand that I may request such a hearing within **thirty (30) days** of receipt of the Notice of Action.

Date: 4/3/2026

Signature

PLEASE PRINT:

Mayor Michael J. Nicholson, City of Gardner
Name

Gardner City Hall, 95 Pleasant St., Rm 125

Address

Gardner

MA

01440

City/Town

State

Zip Code

mayor@gardner-ma.gov

E-mail

978-630-1490

Telephone

PLEASE NOTE:

This form must be received by the Board **within thirty (30) days** after receipt of the Notice of Action.

Machado, Victor (DPL)

Subject: FW: Elm st school

From: Admin Services <gene8ball@yahoo.com>

Sent: Friday, April 3, 2026 10:16 AM

To: mmacdonald@gardner-ma.gov; john lafreniere <lafrenjo@gardnerk12.org>

Cc: gtyros@gardner-ma.gov; adernalowicz@gardner-ma.gov; dheath@gardner-ma.gov; ekazinskas@gardner-ma.gov; ccormier@gardner-ma.gov; bheglin@gardner-ma.gov; dthibault-munoz@gardner-ma.gov; cbrooks@gardner-ma.gov; jmack@gardner-ma.gov; ptassone@gardner-ma.gov; khardern@gardner-ma.gov; adiprima@gardner-ma.gov; jcormier@gardner-ma.gov; jstevens@gardner-ma.gov; jon.zlotnik@mahouse.gov; roliva@gardner-ma.gov

Subject: Elm st school

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How the MSBA works with Boston schools

- **Partnership:** The MSBA collaborates with local districts, like Boston Public Schools, to create cost-effective and modern school facilities. [↗](#)
- **Funding:** It provides significant grant funding for construction projects, reimbursing communities for a portion of the costs. [↗](#)
- **Project examples:** The MSBA has supported projects in Boston, such as the new William E. Carter School, which features specialized spaces like a therapy pool and sensory gardens. [↗](#)
- **Process:** Districts submit a "Statement of Interest" detailing facility needs, and the MSBA then works with them through a due diligence process to find solutions, which can include feasibility studies. [↗](#)

The work needed to become ada compliant was provided by Flansburgh Architects to the City of Gardner, The Gardner School District and the Massachusetts School Building Authority.

A feasibility study was recommended by the city council for reuse of the building.

The Mayor of Gardner and the City Council canceled this feasibility study.

This feasibility study, at this time, seems to be the correct process to present to the Architectural Access Board for successful completion of the project.

The community center on 62 Waterford Street, (a completely different project) an obsolete building built on a 7.5 acre parcel of wetlands, should go to the planning board and the conservation commission as the building needs to be properly planned and permitted. And the wetlands needs to be considered before handicapped access can be planned in the wetlands, included is work already completed without conservation commission approval.

We don't need another situation like pulaski dog park where the excavator got stuck in 8 ft of wetlands.
Needing a crane and heavy equipment to get it out

Thank you

Happy Easter!

Gene Brunell

[Yahoo Mail: Search, Organize, Conquer](#)

USPS TRACKING #

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MAR 19 2026

United States
Postal Service

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C25-110
St. p. Order
Elm St School
Gardner

**Division of Occupational Licensure
Architectural Access Board
1 Federal Street, Suite 600
Boston, MA 0211-2012**

61

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. 25-110 City of Gardner 95 Pleasant Street Gardner, MA 01440 9590 9402 9449 5069 3092 13	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
Article Number (Transfer from service label) 7010 1870 0001 4990 2832	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Machado, Victor (DPL)

From: Machado, Victor (DPL)
Sent: Friday, March 13, 2026 9:28 AM
To: Melissa MacDonald
Cc: Nicholson, Michael (EXT); Melissa MacDonald; amoorse@gardner-ma.gov; Mark Hawke; Wayne Anderson; markbettez; Nicholson, Michael (EXT); Machado, Victor (DPL)
Subject: C25-110 Elm Street School, 16 Elm Street, Gardner
Attachments: Ajudiciary Hearing.pdf

Good morning, Melissa,

I met with Director William Joyce yesterday, and he confirmed that the three projects do in fact trigger the 30% requirement. If the school disagrees with this determination, the City should complete the Request for Adjudicatory Hearing form that was included with the Stipulated Order and submit it by April 3, 2026.

For your convenience, I have also attached the form to this email.

Best regards,
Victor

Victor Machado
Compliance Officer
He/Him/His
Architectural Access Board

Office of Public Safety and Inspections
Division of Occupational Licensure
E: victor.machado@mass.gov
P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118
www.mass.gov/aab



Machado, Victor (DPL)

From: Machado, Victor (DPL)
Sent: Wednesday, March 11, 2026 6:31 AM
Cc: Machado, Victor (DPL)
Subject: C25-110 Elm Street School, 16 Elm Street, Gardner
Attachments: C25-110 Stipulated Order.pdf

Hello,

Attached is the copy of the **Stipulated Order** issued by the **Architectural Access Board** regarding accessibility concerns at:

Case Number & Location Address:

C25-110 Elm Street School, 16 Elm Street, Gardner

This email is intended to keep all relevant parties informed.

Regards,
Victor

Victor Machado
Compliance Officer
He/Him/His
Architectural Access Board

Office of Public Safety and Inspections
Division of Occupational Licensure
E: victor.machado@mass.gov
P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118
www.mass.gov/aab





MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board

1 Federal St., Suite 600
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

TO: City of Gardner
95 Pleasant Street
Gardner, MA 01440

Docket Number **C25 110**

RE: Elm Street School
160 Elm Street
Gardner

DATE: 3/11/2026

Enclosed please find a copy of the following material regarding the complaint against the above location:

- | | |
|--|--|
| ☐ First Notice | ☒ Stipulated Order |
| ☐ Second Notice | ☐ Letter of Meeting |
| ☐ Notice of Hearing | ☐ Application for Variance |
| ☐ Correspondence | ☐ Decision of the Board |

Please review all enclosed documents carefully.

cc: Local Building Inspector
Independent Living Center
Local Commission on Disability
Complainant



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**

1 Federal St., Suite 600
Boston, Massachusetts 02110

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

STIPULATED ORDER

Docket Number **C 25 110**

RE: Elm Street School , 160 Elm Street , Gardner

A complaint was filed with the Architectural Access Board regarding alleged violations of its Rules and Regulations with respect to the above premises.

By letter of March 9, 2026 , City of Gardner , Melissa McDonald, Bldg. Insp. ,
submitted the following statement in response to the complaint filed:

Please be advised that, pursuant to the authority of the Architectural Access Board, you are required to submit a comprehensive corrective action plan June 1, 2026. This plan must clearly outline the specific corrective measures to be undertaken, the full scope of work involved, and a definitive timeline for completion. Additionally, the plan must identify any factors—such as weather or temperature-dependent conditions—that may affect the anticipated schedule.

A variance will be needed if compliance cannot be met by due date.

The Board adopts this plan as it's own order, with compliance to be achieved by **June 1, 2026**

You are required to notify Compliance Officer Victor Machado, in writing, to victor.machado@mass.gov, within five (5) days of the completion date, indicating whether or not the variance has been completed and submitted.

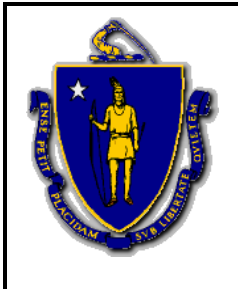
Any person aggrieved by the above decision may request an adjudicatory hearing before the Board within 30 days of receipt of this decision by filing the attached request for adjudicatory hearing form. If after 30 days, a request for an adjudicatory hearing is not received, the above decision becomes a final order and the appeal process is through Superior Court.

Date: March 11, 2026

cc: Complainant
Local Building Inspector
Disability Commission
Independent Living Center

ARCHITECTURAL ACCESS BOARD

Chairperson



**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**

1 Federal St., Suite 0600 • Boston • MA • 02110-2012
V: 617-727-0660 • www.mass.gov/aab

Docket Number

(Office Use Only)

Docket Number: _____
(Staff Use Only)

REQUEST FOR ADJUDICATORY HEARING

RE: _____
(Name and address of building as appearing on application for variance)

I, _____, do hereby request that the Architectural Access Board
conduct an informal Adjudicatory Hearing in accordance with the provisions of 801 CMR Rule 1.02 et.
seq. as I am aggrieved by the decision of the Board with respect to Section(s)

_____ of the Rules and Regulations of the Architectural Access Board, 521 CMR.

I understand that I may request such a hearing within **thirty (30) days** of receipt of the Notice of Action.

Date: _____

Signature

PLEASE PRINT:

Name

Address

City/Town State Zip Code

E-mail

Telephone

PLEASE NOTE:

This form must be received by the Board **within thirty (30) days** after receipt of the Notice of Action.

Machado, Victor (DPL)

From: Melissa MacDonald <mmacdonald@gardner-ma.gov>
Sent: Monday, March 9, 2026 2:00 PM
To: Machado, Victor (DPL)
Cc: Wayne Anderson; markbettez; Nicholson, Michael (EXT)
Subject: Fw: [EXTERNAL] Fwd: C25-110 Elm Street School, 16 Elm Street, Gardner
Attachments: CMR 521 - 2006.pdf; Icon 2015-02-11.pdf

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Victor,

As discussed, I am attaching the response letter formally requesting additional time for the City to review the matter.

 [C25-110 Elm St School Gardner.pdf](#)

The Mayor has asked that I coordinate the City's response to this complaint, and I am currently gathering and reviewing the information related to the projects referenced in the notice.

The Facilities Department at Gardner Public Schools has also provided some materials that they believe address the issue; however, I have not yet had the opportunity to review those documents in detail.

I appreciate the Board's willingness to grant additional time while I work through this process and will follow up once I have had an opportunity to complete my review.

Thank you
Melissa MacDonald

From: Wayne Anderson <andersonw@gardnerk12.org>
Sent: Monday, March 9, 2026 10:09 AM
To: Mayor <Mayor@gardner-ma.gov>; Melissa MacDonald <mmacdonald@gardner-ma.gov>
Cc: Mark Hawke <hawkem@gardnerk12.org>
Subject: [EXTERNAL] Fwd: C25-110 Elm Street School, 16 Elm Street, Gardner

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CAUTION: This email originated from a sender outside of the City of Gardner mail system. Do not click on links or open attachments unless you verify the sender and know the content is safe.

Hello,

Attached is the project narrative from Icon Architecture for the MSBA Window, Door, and Boiler Replacement project. Please forward this to Victor Machado, Compliance Officer with the AAB, and request that the complaint C25-110 be dismissed, as the building is in compliance with 521 CMR.

Regards,

Wayne Anderson
Director of Facilities
Gardner Public Schools
Suite 2407
160 Elm Street
Gardner, MA 01440-2525

Work: +1-978-632-4626
Fax: +1-978-632-1164
Mobile: +1-978-360-2242

----- Forwarded message -----

From: **Machado, Victor (DPL)** <Victor.Machado@mass.gov>
Date: Wed, Feb 18, 2026 at 3:58 PM
Subject: RE: C25-110 Elm Street School, 16 Elm Street, Gardner
To: Mark Hawke <hawkem@gardnerk12.org>
Cc: Wayne Anderson <andersonw@gardnerk12.org>, Machado, Victor (DPL) <Victor.Machado@mass.gov>

Hello Mark,

3.3 EXISTING BUILDINGS - All *additions to, reconstruction, remodeling, and alterations or repairs of existing public buildings or facilities*, which require a building permit or which are so defined by a state or local inspector, shall be governed by all applicable subsections in **521 CMR 3.00: JURISDICTION**.

3.3.2 If the work performed, including the exempted work, amounts to 30% or more of the *full and fair cash value* (see **521 CMR 5.00**) of the *building* the entire *building* is required to comply with 521 CMR.

The building, as a whole, must comply with the requirements of 521 CMR. This includes, but is not limited to, accessible entrances, accessible routes, parking (if provided), toilet rooms, drinking fountains, classroom sinks, signage, door hardware, and operable controls.

Some of these elements may already be compliant, while others may require evaluation and potential upgrades. As you know, in many municipalities, funding and procurement approvals may need to be

coordinated through the City. In certain circumstances, a variance application to the Architectural Access Board may be appropriate to seek temporary or permanent relief where full compliance is not feasible. The AAB is generally willing to work collaboratively with the City and the School Department to achieve compliance in a practical and phased manner.

As a first step, I would recommend that your team conduct an accessibility assessment of the building to identify areas requiring corrective action. I've attached the current edition of 521 CMR for your reference so you can review the sections applicable to school facilities. You may also wish to consult with an Owner's Project Manager (OPM), if you have worked with one previously, as they can often provide helpful guidance during evaluation and planning.

Please feel free to reach out if you have any questions as you navigate this process.

Best,
Victor

Victor Machado

Compliance Officer

He/Him/His

Architectural Access Board

Office of Public Safety and Inspections

Division of Occupational Licensure

E: victor.machado@mass.gov

P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118

www.mass.gov/aab

From: Mark Hawke <hawkem@gardnerk12.org>

Sent: Wednesday, February 18, 2026 3:13 PM

To: Machado, Victor (DPL) <Victor.Machado@mass.gov>
Cc: Wayne Anderson <andersonw@gardnerk12.org>
Subject: Re: C25-110 Elm Street School, 16 Elm Street, Gardner

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Victor,

Just a follow-up question because I am curious. Since this was maintenance work (boiler and window replacement) isn't all or a portion of the work exempted from the calculation? Also, what work is required to be done as the school is fully accessible (including the bathrooms)?

Thanks again,

Mark

On Wed, Feb 18, 2026 at 2:58 PM Machado, Victor (DPL) <Victor.Machado@mass.gov> wrote:

Hello Mr. Hawke,

Attached is the copy of the **First Notice** issued by the **Architectural Access Board** regarding accessibility concerns at:

Case Number & Location Address:

C25-110 Elm Street School, 16 Elm Street, Gardner

This email is intended to keep all relevant parties informed.

Regards,

Victor

Victor Machado

Compliance Officer

He/Him/His

Architectural Access Board

Office of Public Safety and Inspections

Division of Occupational Licensure

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160 Elm Street
Gardner, MA
01440

I. PROJECT NARRATIVE

1.0 Introduction

As part of the MSBA Accelerated Repair Program, the **ELM STREET SCHOOL** Window and Boiler Replacement within the City of Gardner intends to improve the energy efficiency of the heating system and the exterior envelope resulting in significantly improved learning environments for students and education professionals alike.

The project incorporates principles and standards of sustainable design as defined in the MSBA Accelerated Repair Program. This standard uses the Massachusetts Stretch Energy Code prescriptive requirements as the basis of design irrespective of the individual City or Town's adoption of this code at the local level.

The **Elm Street School**, originally built circa 1926 is 131,000 SF and services approximately 475 students in Grades 3-5. The population of the school is expected to increase to 600 students next year, influencing the plans to advance the needed boiler replacement. The building is a three-plus story brick/masonry structure with a double loaded corridor of classrooms lining the building façade on all floors that wrap around the centrally located auditorium and gymnasium at the ground level, and the cafeteria at the lower level. Classroom additions as well as accessibility upgrades have been built to the rear of the original building in the mid to late 1990's.

2.0 Existing Systems

A Windows

The existing windows at the **Elm Street School** are a replacement window system from the mid 1990's that included panels of "kalwall"-like translucent wall panels. Limited operable awning windows are located in each classroom providing the only clear glazing to the interior. The original windows were double hung and provided fresh air directly into the existing unit ventilators throughout the school. This source of fresh air intake was disconnected with the previous replacement window project. Areas of glass block



remain in the frames of numerous lower level windows; while a number of windows in the rear have been in-filled with plywood. Several classroom windows have been retrofitted to accept a portable a/c unit and restroom windows have been retrofitted to accommodate an exhaust vent. Window treatment, in the form of roller shades, is used but not consistent. Steel-framed wire mesh screens were added to the gymnasium interior.

B Door Systems

The Existing Doors, a number of them the original wood and others a subsequent aluminum glazed storefront system lack full functionality and weather tightness. These will be replaced along with interior doors at stairwells at all levels that are noted as ACM by the District.

C Boiler Replacement

The Boiler Replacement involves the mechanical and related electrical engineering for the design and construction services for the replacement of steam boilers and related boiler room equipment. There is a desire to ultimately convert from steam to a hot water system in the future as well as address the need for increased ventilation throughout the school. These steam boilers will be sized for both the heat loss and heating of ventilation air, even though equipment for the mechanical ventilation does not currently exist. It is understood that this replacement boiler will utilize conventional (not condensing) technology and will not be as efficient. This concern is particularly critical with the anticipated increase of student population at the school.

D Hazardous Materials

The extent of environmental conditions has been assessed.

- Asbestos Containing Materials (ACM) include: Exterior window and door caulking; Gray exterior caulking associated w/ old wooden door frames. Additional ACM likely at caulking at concealed wood frames under aluminum panning.
- Lead-Based Paint (LBP) was identified on building components located on and in the building including green paint on exterior wood door frames and white paint on Boiler room walls. If disturbed by renovation or demolition activities, waste should undergo sample collection and analysis by TCLP to determine proper off-site waste disposal. If disturbed and managed off-site, non-porous LBP-coated building materials (i.e., metals) may be segregated and recycled as scrap metal. Metal LBP-coated building components cannot be subject to grinding, sawing, drilling, sanding, or torch cutting.
- An inventory of materials presumed to be PCB-containing source building materials was compiled and is included in the HazMat report. These materials will be removed and disposed of as if PCB.



The abatement and disposal of these materials is included in the estimated construction costs.

See Appendix A: **Limited Hazardous Building Materials Inspection**

3.0 Proposed Replacement Systems

A Window Replacement

Of the options studied, the preferred replacement window will be an aluminum thermally broken frame with double pane clear glazing with low-E coating. This window is specified to provide an overall **U-value of 0.45** and a low Solar Heat Gain Coefficient of .40. These values comply with the requirements of the MSBA Accelerated Repair Program and are consistent with Chapter 115 Appendix AA: *Massachusetts Stretch Energy Code*. Overall improvements with this proposed window compared to the existing single pane windows include a 50% reduction in the solar heat gain; and higher thermal comfort levels due to higher thermal resistance and greatly reduced air leakage. The recommended and code required technical criteria for design pressure, air leakage, and minimum water pressure are met or exceeded with this window.

Door Replacements consider function, location, aesthetics and glazing and alternatives considered include FRP, Aluminum storefront, galvanized frame and solid flush door. The window will have a U-value of 0.45 as a minimum.

BASIS OF DESIGN:

Window Replacement:

Window selection includes a number of interrelated elements. In addition to technical standards as defined by the American Architectural Manufacturers Association (AAMA) and the Window and Door Manufacturers Association (WDMA), building code requirements and the MSBA Accelerated Repair criteria, window operation and aesthetics were all considered in the evaluation of replacement options. Sustainable aspects were given priority within the context of the existing building. These are discussed below.

Key considerations in selecting the window frame:

- The basic wind speed in Gardner is 100 MPH, and the location of the school building is within an open field with minimal elevation change. Generally windows that meet the MSBA Accelerated Repair criteria will have DP ratings of 50 or more, a minimum design pressure (DP) of 40 psi will be used.
- The building code limits **air leakage** to 0.3 cubic foot or air per minute for each square foot of opening. The test is conducted using the design pressure (DP), and is noted as 0.3 cfm/sf.



- Windows are available in multiple "durability" grades: R, LC, CW, and AW plus C and HC which are being phased out. AW windows are the most durable class, require life cycle testing, and are generally used in high rise buildings. HC or AW ratings will be used.

Window Design Criteria:

Selection of the replacement window was driven by balancing technical requirements driven by the size of the opening with a need to meet the U-value of 0.45 with the most cost effective product and a fabrication schedule that meets the overall school needs. An aluminum thermally broken frame with double pane clear glazing with low-E coating will be utilized. A horizontal stacking unitized system is specified with a dimension that allows clearance of the existing roof structure at the head of the windows.

Window system: **Graham 2000 series SH**

B Door Replacement and Proposed Storefront at Entry Vestibule

Function, location, aesthetics and glazing alternatives are considered in the selection process. Fiberglass Reinforced Polyester doors, Aluminum storefront systems, galvanized frame with solid flush or glazed door options are evaluated. The doors will have a U-value of 0.42 for storefronts, and 0.80 for entrance doors, as a minimum.

C Louvers

Exterior louvers integrated into window and entry assemblies will be replaced. For locations independent of a new window or door assembly, louvers are painted and re-caulked in their opening.

Boiler Replacement:

The existing boiler system operates on steam. It should be noted that significant gains have been made in the development of condensing boilers. These gains have been for "gas" only boilers producing hot water. There are no oil fired condensing boilers currently on the market. The condensing boilers are more than 0% more efficient than non-condensing boilers. One of the characteristics of these very efficient boilers is that they are "low mass" with very little water in the compact heat exchangers. These heat exchangers have significant surface area and small water passages. Manufacturers of these systems require piping systems free of rust and corrosion that could plug small passages and destroy the heat exchanger.

A boiler suitable for steam could easily be converted to hot water. However, this is conventional (not condensing) technology and will not be as efficient.

4.0 Sustainability

The specified replacement windows will be an aluminum thermally broken frame with double pane clear glazing with low-E coating. This window is specified to provide an overall **U-value of 0.45** and a low Solar Heat Gain Coefficient of 0.40. **These values of**



the proposed window comply with the sustainability requirements of the MSBA Accelerated Repair Program and are consistent with Chapter 115 Appendix AA: Massachusetts Stretch Energy Code. Overall improvements with this proposed window compared to the existing single pane windows include a 50% reduction in the solar heat gain; and higher thermal comfort levels due to higher thermal resistance and greatly reduced air leakage. The recommended and code required technical criteria for design pressure, air leakage, and minimum water pressure are met or exceeded with this window.

5.0 Approach to Renovations

Accessibility:

All alterations or repairs of existing public buildings are governed by the sections of 521 CMR. With the cost of the work anticipated to exceed the \$100,000 trigger, the barriers within the school were reviewed for potential compliance issues. If the work exceeds \$500,000 an accessible public entrance, toilet, drinking fountain and telephone must be provided. The entire building may be required to be brought into compliance with the accessibility code [521 CMR] if the cost of the work exceeds 30% of the full and fair cash value of the building. The full and fair cash value of the building refers to the assessed value of the building and does not include the value of the land.

It is anticipated that the cost of the work associated with window replacement at the school will trigger, at a minimum, an accessible public entrance, toilet, drinking fountain and telephone. It is possible that the work could exceed 30% of the fair cash value of the school as well, thereby triggering full compliance with 521 CMR.

Building -	\$6,275,600.
Extra features - \$	91,700.
<u>Outbuildings</u>	<u>\$ 18,300.</u>
	\$ 6,385,600. * 30% = \$1,915,680.

However, recent accessibility upgrades to the school were completed providing an elevator, accessible entry and restrooms. No Accessibility Upgrades are planned as part of the current projects.

6.0 Project Schedule

The Preliminary Project Schedule as identified by the OPM has been reviewed and established for the entire project. [Reference Attached Schedule by Hill International SECTION V of this submission]. Upon timely approval of our schematic submission, for the February 11th 2015 MSBA Board of Directors meeting, the Project Funding Agreement between the District and the MSBA will be established. ICON will proceed into the CD|CA phase as directed by the District prior to this Approval if determined to do so. This is most likely the case with the boiler replacement project. The Construction is anticipated to occur in the summer of 2015 for the Boiler Replacement and summer 2016 for the Window | Door Replacement.



II.

OUTLINE SPECIFICATIONS



OUTLINE SPECIFICATIONS

DIVISION 1: GENERAL REQUIREMENTS

01 10 00 -- Summary of Work

1. CONTRACT REFERENCES
 - A. Attention is directed to the CONTRACT AND GENERAL CONDITIONS and all Sections within DIVISION 1 - GENERAL REQUIREMENTS that are hereby made a part of this Section of the Specifications.
 - B. Equality of material, article, assembly or system other than those named or described in this Section shall be determined in accordance with the provisions of Article IV of the CONTRACT AND GENERAL CONDITIONS.
2. Replacement of Windows as follows:
 - A. As part of the MSBA Accelerated Repair Program, the Gardner's Public School's Elm Street School Door & Window Replacement project is intended to improve the energy efficiency of the exterior envelope and result in significantly improved learning environments for students and education professionals.

01 35 00 -- "Green Building" Administrative Procedures

1. General - The project incorporates principles and standards of sustainable design as defined in the MSBA Accelerated Repair Program. The following details principles and standards to be incorporated in the project:
 - A. **High Efficiency Systems:**
High efficiency equipment and systems may include high performance insulated windows.

01 81 00 -- Commissioning (refer to attached Standard Scope of Commissioning Services for Accelerated Repair Projects)

1. **General:** The project will be commissioned in accordance with the Commissioning Requirements for the MSBA Accelerated Repair Program.
2. The Contract Price is to include:
 - A. Any costs for commissioning process activities.
 - B. Commissioning process requirements and activities in all subcontracts or equipment purchases
 - C. The cooperation and participation of all subcontractors and manufacturers of equipment or systems to be commissioned.
 - D. Attendance at commissioning team meetings.
3. **Commissioning Activities:** Commissioning activities shall be as listed in the Work Order and may include the following integrated building systems:
 - A. Windows and doors and all materials and components forming a part of these systems including, but not limited to, windows, doors, louvers, vents, grilles and their connections to new or existing construction.

4. Window and Door Replacement: Water penetration testing of representative areas as determined by the Commissioning Consultant in accordance with ASTM E1105 or equivalent procedure. The installing contractor is responsible for performing the tests, including all required set-up and removal. Testing shall be witnessed by the Commissioning Consultant.

DIVISION 2: SITEWORK**02 41 19 -- Selective Demolition**

1. Controlled selective demolition and removal from the site of existing construction, materials, finishes and systems as needed to complete the work of the Contract, to include but not limited to:
 - A. Windows and Kalwall Window Systems
 - B. Hollow Metal and Aluminum Storefront Doors & Frames
 - C. Wood Entry Door Systems
 - D. Interior Double Egress Stairwell Doors

02 08 10 -- Abatement – See attached Reports

ACM—
LBP---

DIVISION 6: WOODS & PLASTICS**06 10 00 – Rough Carpentry**

1. Blocking: Furnish and install wood blocking, as indicated on the drawings, necessary to complete the installation of windows and doors.

06 20 23 – Interior Finish Carpentry

1. New wood sills to match existing as necessary to complete the installation of windows.
2. Restoration and refinishing of existing salvaged interior trim

DIVISION 8: DOORS AND WINDOWS**08 10 00 -- Steel Doors and Frames**

1. Existing School Building: Exterior door, as scheduled, furnished and installed as shown on drawings, specified in this section .
2. STEEL FRAMES:
 - a. Galvannealed Steel Frames: Frames shall be manufactured from A40 paintable galvanneal steel in 16 gauge.
 - b. Frames shall be masonry type and shall be prepped for all necessary hardware including closer reinforcements.
 - c. All sizes shall be field verified.
 - d. Proper anchors shall be supplied with all frames (ie: existing wall anchors).
 - e. All frames shall be pressed and not roll formed to ensure true “bends” and clean lines.
 - f. Fire-rated access doors and frames
 1. Are to comply with NFPA 80 for assemblies that are identical to access door and frame assemblies

3. INSULATED METAL DOORS:

- a. Doors shall be manufactured from A40 paintable galvalume steel.
- b. Doors shall be 16 gauge and shall be "steel stiffened" type.
- c. Doors shall be constructed with interlocking vertical steel stiffeners located at 6" centers across the door, welded to each face sheet at 6" on center with the voids filled with batt insulation.
- d. Doors are available flush or glazed.
- e. Fire ratings available in both positive and neutral pressure.
- f. Top and bottom channels shall be used for integrity. Channel type closer reinforcing shall be used.
- g. Doors to meet or exceed ANSI A250.8, ANSI/HMMA 861.

08 41 13 -- Aluminum Entrances and Storefronts

1. Existing School Building: Exterior door, as scheduled, furnished and installed as shown on drawings, specified in this section.
2. Basis of design Kawneer Tri Fab 451T Versa Glaze System.
3. Entrances: "350", Kawneer.
4. Metal Finish: AAMA 2605, two coat, non metallic, non exotic.
5. Glass: Class A, insulating glass, clear/clear, tempered safety glass.
6. Pivots: Offset
7. Closer: LCN 4040 series.
8. Exit Device: Von Duprin 99 series with dogging.
9. Glazing
 - A. Insulating-Glass Units for Vertical Glazing: 1 inch thick insulating glass consisting of two lites of 1/4 inch glass, low e coating on the No. 2 surface and argon gas filled:
 1. Low e performance criteria:
 - a. Visible Light Transmittance: 68 - 70 percent.
 - b. Reflectance Visible Light: 10 - 11 percent.
 - c. U Value (Winter): 0.25 - 0.29.
 - d. Shading Coefficient: 0.43 - 0.44.
 - e. Solar Heat Gain Coefficient: 0.37 - 0.38.
 - B. Tempered Glazing to be used in IGU hazardous locations including areas where glazing occurs within 18" of floor and other locations where required by Code.
 - C. Indoor Lite: clear glass

08 50 00 -- Aluminum Windows and Glazing

1. Existing School Building: Furnish and install extruded aluminum, thermally-broken windows with operating sash, aluminum sill panning and hardware.
2. System Description:

- a. Class and Grade Finish: Architectural Anodized Finish
 - b. Design Wind Loads: 100 mph wind speed
 - c. Perform thermal tests in accordance with NFRC 102 and AAMA 1503, or provide finite element computer thermal modeling and calculations per NFRC 100 or AAMA A440-2011, using DOE/LBL THERM 5.2 and WINDOWS 5.2 software.
 - i. Thermal Transmittance (U-Factor) for the overall window wall vision area and adjacent framing shall be less than or equal to **0.45 BTU/hr-ft²-°F**.
 - ii. Solar Heat Gain Coefficient (SHGC) for the overall window wall vision area and adjacent framing shall not exceed **0.40**.
 - d. Basis of Design: **Graham 2000 Series** Single Hung H-AW45
 - 1. Alternate Manufacturers:
 - 1. Peerless Single Hung: GSH3 Series
 - 2. Traco TR-9100 Series
 - e. Configurations: As shown on drawings
 - f. Class and Grade Finish: Architectural Anodized Finish
 - g. Accessories:
 - i - Exterior Panning to match finish
 - ii - Insect Screens: Stainless steel full height vandal resistance screen – finish to match window.
 - iii - Hardware to include ; locking components
 - iv - Accessories:
 - 1. Insulated Metal Panel with A/C Sleeve:
 - a. Provide Solid Insulated Metal Panel glazed into operable sash of window modified with opening containing air-conditioner sleeve, as shown on drawings.
 - b. Quantity: See elevations
 - c. Metal panel: MAPES, or equal
 - d. Color to match window system
 - e. Vent cap at restroom exhaust
 - a. Seiho SFP or equivalent
3. GLAZING
- A. Insulating-Glass Units for Vertical Glazing: 1 inch thick insulating glass consisting of two lites of 1/4 inch glass, low e coating on the No. 2 surface and argon gas filled:
 - 1. Low e performance criteria:
 - a. Visible Light Transmittance: 68 - 70 percent.
 - b. Reflectance Visible Light: 10 - 11 percent.
 - c. U Value (Winter): 0.25 - 0.29.
 - d. Shading Coefficient: 0.43 - 0.44.
 - e. Solar Heat Gain Coefficient: 0.37 - 0.38.
 - B. Tempered Glazing to be used in IGU hazardous locations including areas where glazing occurs within 18" of floor and other locations where required by Code.
 - C. Indoor Lite: clear glass
4. Metal Panels – Laminated
- 1. Laminated metal faced panels as manufactured by Mapes Industries, Inc.
 - 2. Acceptable alternatives: Panels having similar composite construction and finish providing manufacturer has a minimum of 25 years panel laminating experience and comparable published warranties.
 - a. - Accessories:
 - 1. Insulated Metal Panel with A/C Sleeve:

- a. Provide Solid Insulated Metal Panel glazed into operable sash of window modified with opening containing air-conditioner sleeve, as shown on drawings.
 - b. Quantity: See elevations
 - c. Color to match window system
2. Vent cap at restroom exhaust
 - a. Seiho SFP or equivalent

08 71 00 – Hardware

- A. Hinges Heavy Duty Grade 1
 1. Continuous aluminum geared hinges 6065 T5 aluminum
 2. 32 bearings lubricated with polytetrafluoroethylene for maximum durability.
 3. Hinges should conform to ANSI/BHMA A156-26,
 4. Grade 1 Standard, tested for 2.5 million cycles.
 5. Hinges support doors up to 600 lbs. Fastening system continuous on full height of door and frame,
 6. Finish: TBD: clear or dark anodized or painted to match color of adjacent structure.
 7. Acceptable manufacturers: Stanley CB series, Hager AB series, and McKinney TCA/T4CA series.
- B. Closers Heavy Duty Grade 1
 1. Door closers must be certified to ANSI/BHMA A156.4 Grade 1 requirements by a BHMA certified independent testing laboratory.
 2. Door closers shall have fully hydraulic, full rack and pinion action with a high strength cast iron or aluminum cylinder.
 3. Cylinder body shall be 1-1/2 inch diameter. Provide hydraulic fluid requiring no seasonal closer adjustment.
 4. Spring power shall be continuously adjustable over the full range of closer sizes, and allow for reduced opening force as required by accessibility codes and standards.
 5. Closers shall have separate adjustment for latch speed, general speed, and backcheck.
 6. Provide closers with heavy-duty forged forearms for parallel arm closers.
 7. Closers shall not incorporate Pressure Relief Valve (PRV) technology.
 8. Acceptable manufacturers:
- C. Exit Devices Heavy Duty Grade 1
 1. Exit devices must be tested to ANSI/BHMA A156.3 Grade 1, tested for 6 million cycles and UL listed for Panic Exit and/or Fire Exit Hardware.
 2. Exit devices must be modern touchpad type exit devices, fabricated of stainless steel, or aluminum.
 3. Touchpad shall extend a minimum of one half of the door width.
 4. Devices to incorporate a deadlatching feature for security.
 5. Removable mullions shall be a 2 inches x 3 inches steel tube. Mullion shall be of a type that can be removed by use of a keyed cylinder, which is self-locking when reinstalled.
 6. Where lever handles are chosen as outside trim for exit devices, provide heavy-duty lever trims with forged or cast escutcheon plates.
 7. Acceptable manufacturers: Stanley Precision Apex series, Allegion Von Duprin 98 series, and ASSA Abloy Sargent 80 series.
- D. Fire –Rated Door Assemblies

1. Provide door hardware for assemblies complying with NFPA 80 that are listed and labeled by a testing and inspecting agency,

08 90 00 – Wall Louvers

1. Provide storm-proof type metal louvers at mechanical rooms and other locations as required for mechanical systems. Louvers shall have shop-applied fluoropolymer coating, in custom colors.

DIVISION 09: Finishes

1. General Conditions – Paint materials will be low VOC.
2. Paint all finish carpentry, millwork and doors specified for paint finish.
3. Paint all metal fabrications specified for field painting.

DIVISION 12: FURNISHINGS**12200 Window Treatments**

- A. Provide window treatment at all window locations, with the following characteristics:
 1. Manual Operation
 2. Bead Chain
 3. Fabric: 95% Black out Shade

END OF OUTLINE SPECIFICATIONS

OUTLINE SPECIFICATIONS**DIVISION 1: GENERAL REQUIREMENTS****01 01 00 -- Summary of Work****1. CONTRACT REFERENCES**

- A. Attention is directed to the CONTRACT AND GENERAL CONDITIONS and all Sections within DIVISION 1 - GENERAL REQUIREMENTS that are hereby made a part of this Section of the Specifications.
- B. Equality of material, article, assembly or system other than those named or described in this Section shall be determined in accordance with the provisions of Article IV of the CONTRACT AND GENERAL CONDITIONS.

2. Replacement of Boilers as follows:

As part of the MSBA Accelerated Repair Program, the City of Gardner Elm Street School Boiler Replacement project is intended to improve the energy use of the heating equipment with a minimum efficiency of 91%; all replacement boilers above 91% will be condensing mode equipment.

Equipment Type	Size Category	Minimum Efficiency
Gas Hot Water	< 300,000 Btu /h	90% <i>Et</i>
	> 300,000 Btu /h and < 2.5 mBtu /h	89% <i>Et</i>
Gas Steam	< 300,000 Btu /h	89% <i>Et</i>
	≥ 300,000 Btu /h	89% <i>Et</i>
Oil	< 300,000 Btu /h	90% <i>Et</i>
	≥ 300,000 Btu /h	89% <i>Et</i>
<i>Et = thermal efficiency</i>		

01 21 00 – Allowances**01 23 00 – Alternates (Add/Deduct)****01 35 50 – “Green Building” Administrative Procedures**

1. **General** - The project incorporates principles and standards of sustainable design as defined in the MSBA Accelerated Repair Program. The following details principles and standards to be incorporated in the project:

A. High Efficiency Systems:

High efficiency equipment and systems may include high performance boilers.

01 91 00 –Project Commissioning

1. The project will be commissioned in accordance with the Commissioning Requirements for the MSBA Accelerated Repair Projects Program.
2. The Contract Price is to include:
 - A. Any costs for commissioning process activities.

- B. Commissioning process requirements and activities in all subcontracts or equipment purchases.
 - C. The cooperation and participation of all subcontractors and manufacturers of equipment or systems to be commissioned.
 - D. Attendance at commissioning team meetings.
3. Commissioning Activities: Commissioning activities shall be as listed in the Work Order and may include the following integrated building systems:
- A. Boiler functional performance tests in accordance with PECO Functional Test Procedure #96 (Heater Water System Functional Test) or equivalent procedure. The installing contractor shall be responsible for operation of the installed equipment under various sequences and conditions during the boiler functional tests. Testing will be witnessed by the Commissioning Consultant.

DIVISION 2: Existing Conditions

02 08 00 -- ACM- Abatement and Disposal - Refer to separate documents

02 41 19 -- Selective Demolition

1. Controlled selective demolition and removal from the site of existing construction, materials, finishes and systems as needed to complete the work of the Contract.

DIVISION 2: SITEWORK

02050 -- Selective Demolition

1. Controlled selective demolition and removal from the site of existing construction, materials, finishes and systems as needed to complete the work of the Contract, to include but not limited to:
 - A. Remove and dispose of boiler system.
 - B. Remove and dispose of existing doors & frames (Qty: 5)
 - C. Remove and replace existing exterior louvers.
Note: Do not remove existing hot water boiler, piping, pumps, etc. to indirect domestic storage/heater in new electric room.
 - D. Protect domestic hot water system throughout construction process. Provide new pipe hangers as required as ceiling is removed.

02 80 00 -- Hazardous Materials Abatement

- A. Refer to narrative.

DIVISION 3: CONCRETE

- A. Add new concrete pads
- B. Repair existing concrete around structural columns

DIVISION 7: THERMAL & MOISTURE PROTECTION

07 60 00 Flashing and Sheet Metal

- A. Pre-finished aluminum sheet metal sill flashing.

DIVISION 8: DOORS AND WINDOWS**08 10 00 Metal Doors & Frames**

- A. Steel Frames:
 - 1. Galvannealed Steel Frames: Frames shall be manufactured from A40 paintable galvanneal steel in 16 gauge.
 - 2. Frames shall be masonry type and shall be prepped for all necessary hardware including closer reinforcements.
 - 3. All sizes shall be field verified.
 - 4. Frames requiring a fire label shall be applied label from licensed testing agency.
 - 5. Proper anchors shall be supplied with all frames (ie: existing wall anchors).
 - 6. All frames shall be pressed and not roll formed to ensure true "bends" and clean lines.
- B. Hollow Metal Doors:
 - 1. Material Options:
 - a. Doors shall be manufactured from A40 paintable galvanneal steel.
 - b. Doors shall be 16 gauge and shall be "steel stiffened" type.
 - c. Door shall be constructed with interlocking vertical steel stiffeners located at 6" centers across the door, welded to each face sheet at 6" on center with voids filled with batt insulation.
 - d. Doors are available flush or glazed.
 - e. Fire rating available in both positive and neutral pressure.
 - f. Top and bottom channels shall be used for integrity. Channel type closer reinforcing shall be used.
 - g. Doors to meet or exceed ANSI A250.8 ANSI/HMMA 861.

08 70 00 Hardware

- A. Hinges: Heavy Duty Grade 1
 - 1. Conform to ANSI/BHMA 156-26
 - 2. Grade 1 Standard, tested for 2.5 million cycles
 - 3. Finish: TBD
- B. Closers
 - 1. Door closers must be certified to ANSI/BHMA 156.4 Grade 1 requirements by BHMA certified independent testing laboratory.
 - 2. Fully hydraulic, full rack and pinion action with high strength cast iron or aluminum cylinder.
 - 3. Cylinder body: 1-1/2 inch diameter, with hydraulic fluid requiring no seasonal closer adjustment.
 - 4. Provide closures with heavy duty forged forearms for parallel arm closer.
- C. Exit Devices
 - 1. Devices tested in accordance with ANSI/BHMA A156.3 Grade 1, tested for 6 million cycles.

2. Devices must be modern touchpad type exit devices, fabricated of stainless steel or aluminum.

DIVISION 9: FINISHES

1. Pressure wash boiler room walls and floors
2. Paint walls, floor and ceiling

DIVISION 10: SPECIALTIES**10 20 00 Louvers, Vents and Grills**

- A. Louvers: Factory fabricated and assembled, complete with frame, mullions and accessories.
 1. Extruded Aluminum: ASTM B221 (ASTM B 221M), alloy 6063-T52.
 - a. Minimum thickness: 0.081 in for louver blades; 0.125 in for louver frames
 2. Bird Screen: Interwoven wire mesh of steel, 0.063 in (1.6mm) diameter wire, 1/2 inch (13mm) open weave.
 3. Insect Screen: 18 x 16 size aluminum mesh.
 4. Finish: Kynar 500 Finish; prepare, pre-treat and apply coating to exposed material surfaces to comply with coating and resin manufacturers instructions.
 - a. Color and Gloss: TBD

DIVISION 15: MECHANICAL AND PLUMBING

- A. Refer to Background Replacement Project Outline Scope of Work Narrative

DIVISION 16: ELECTRICAL

- A. Refer to Background Replacement Project Outline Scope of Work Narrative

END OF OUTLINE SPECIFICATIONS



MacRITCHIE ENGINEERING INCORPORATED

197 Quincy Avenue, Braintree, MA 02184
Tel. (781) 848-4464 Fax (781) 848-2613

**Elm Street Elementary School
Gardner, Massachusetts**

**Background and Boiler Replacement Project
Outline Scope of Work**

Background

The Elm Street Elementary School is a 131,000 square foot, three-story, plus basement building. Built as a school, the ventilation system originally consisted of a gravity system assisted by steam coils.

Supply air was introduced through a series of ventilation tunnels at the lowest levels of the buildings. Steam coils would heat this the air and the warm air would rise through a series of vertical shafts, delivering air to each classroom. A parallel series of shafts starting on the first floor (or basement) would exhaust the classrooms above the roof. A steam coil at the top of the shaft would heat the air causing it to rise and induce room air to enter the shaft.

This steam driven ventilation system was replaced years ago with a different system with fan driven exhaust fans and a perimeter supply air system

Today, about twelve to fifteen roof mounted exhaust fans mechanically exhaust the classrooms. The perimeter supply air system has been removed.

Our concern is that as windows are replaced and the building will become both thermally improved, but also tighter, allow very little air leakage. New windows will reduce both the heat loss and the infiltration currently providing the ventilation.

At the same time, the possibility exists that the school population may increase substantially to six hundred students (plus staff to support that number).

The building is currently heated by two, large, oil fired Weil-McLain steam boilers. These boilers have air input of 6,134 MBH and a heat I.B.R. output of 3,835 MBH.

The proposed new boilers are being sized to reflect both the energy savings of the new windows and the heat requirements of a future mechanical ventilation system.

All modern steam boilers are about 80 percent efficient. Operating savings will come through different factors:



- ### Scope of Work

The following will be removed.

- General Construction:**

- ## Plumbing

- Page 2 of 4



4. A Watts 900 (or equal) backflow preventer.
5. Clean and jet each existing floor drain.

Mechanical:

1. Boilers: Install three new, sectional cast iron boilers. Boilers shall be equal to Weil-McLain Model 1288, with dual fuel burner (natural gas and No. 2 fuel oil) piped only for natural gas.

Burners shall be fully modulating and operate through a boiler control (lead-by) system that shall alternate among the three boilers. Boiler controls shall include boiler optimization to put equal load on each operating boiler.

Each boiler shall be equipped with an automatic draft control damper which shall modulate to provide a constant draft at the boiler flue discharge.

Each boiler shall be rated for 15 PSI Steam Pressure and 50 PSI Water Pressure.

2. Boiler Feed Unit: Furnish a domestic, Skidmore or equal boiler feed unit. Boiler feed unit shall consist of a 450 gallon tank, two boiler feed pumps.

Each pump shall be designed for 50 gallons per minute at 20 PSI and pumps shall be capable of pumping 210°F water at 2 PSI of net positive suction.

The boiler feed unit shall have a low water make-up valve, sight glass, and shall pre-wired with alternator, motor starters and disconnect switches.

3. Blowdown Separators: A water line blowdown and mud drum drain blowdown shall be installed on each boiler, with a lever operated valve.

The blowdown shall be piped to a blowdown separator consisting of a twenty gallon tank and automatic quenching valve to limit discharge to 130°F. Blowdown discharge shall be piped to a floor drain.

4. Steam Unit Heater: Install a steam unit heater with a capacity of 55 MBH to temper boiler combustion air. Unit heater shall be Trane, Modine, or equal.
5. Breeching and Chimney Liner: The existing unlined masonry chimney must be lined. Install a twenty six inch diameter, welded, vertical chimney inside the existing masonry chimney. Chimney shall be a minimum 12 gauge steel and shall terminate one foot above the top of the existing masonry chimney (approximately 55-58 feet tall).



New breeching shall be a minimum 16 gauge and shall be welded.

- A 2 speed wall mounted, propeller exhaust fan shall operate anytime the thermostat set point is exceeded. The exhaust fan shall handle 3,000/1,500 CFM at 1/2" static pressure and shall be equal to Greenheck with fixed louver fan guard and motorized damper.

8. All piping shall be mounted with sectional fiberglass insulation with all purpose jacket.

Intake and exhaust plenums shall be insulated with 1 ½ inch thick rigid insulation.

Breeching shall be insulated with 2 inch thick calcium silicate insulation banded on with a cement finish troweled on.

1. Replace the power currently feeding the boilers with a new 225 Amp 42 pole panel.
2. Wire all new equipment in rigid conduit from the new panel.
3. Install eight new 1x4 fluorescent strips with a switch at each (3) entrances to the boiler room.

III. CODE ANALYSIS





CODE ANALYSIS

Codes applicable to this project include:

- Commonwealth of Massachusetts State Building Code eighth edition 780 CMR (including amendments to the IBC, IECC and IEBC)
- International Existing Building Code 2009
- International Building Code 2009
- International Energy Conservation Code 2012
- Stretch Energy Code 780CMR 115.AA
- Architectural Access Board Regulations 521 CMR

PRIMARY CODE ISSUES RELATED TO EXISTING STRUCTURES

If any repairs, renovations, additions or change of occupancy or use are made to the existing structure, a check for compliance with 780 CMR, Chapter 34 "Existing Structures" (Massachusetts Amendments to The International Existing Building Code 2009) and reference code "International Existing Building Code 2009" (IEBC 2009) is required. The intent of the IEBC and the related Massachusetts Amendments to IEBC is to provide alternative approaches to alterations, repairs, additions and/or a change of occupancy or use without requiring full compliance with the code requirements for new construction.

The IEBC provides three compliance methods for the repair, alteration, change of use or additions to an existing structure. Compliance is required with only one of the three compliance alternatives. Once the compliance alternative is selected, the project will have to comply with all requirements of that particular method. The requirements from the three compliance alternatives cannot be applied in combination with each other.

The three compliance methods are as follows:

- 1. Prescriptive Compliance Method
- 2. Work Area Compliance Method
- 3. Performance Compliance Method



The approach is to evaluate the compliance requirements for each of the three methods and select the method that would yield the most cost effective solution for the planned scope of the project.

For this project we considered only two compliance methods:

Prescriptive Compliance Method

The proposed window & door replacement project AND boiler replacement could follow the **Prescriptive compliance method** for Repairs (304) as follows:

- Routine maintenance and ordinary repairs, exempt from permit, are not required to comply with the provisions of this section (304.1).
- Nonstructural repair work other than routine maintenance / ordinary repairs requires a permit and can be made with same or like materials (304.1 and 301.2).

Work Area Compliance Method

Using the **Work Area Compliance**, Provisions are based on the type of work as defined in Chapter 4

– Repairs (402):

- Patching, restoration, or replacement of damaged elements to good or sound condition for maintenance purposes.

– Level 1 Alteration (403):

- Alterations to elements, ie Removal & Replacement of existing materials and equipment, to serve the same purpose. No reconfiguration of spaces. Alterations in the form of window | door replacement and boiler replacement will render the building no less conforming to the provisions of the code.

Alterations Level 1:

The anticipated scope of work of replacement of windows and doors falls under the definition of Level 1 Alterations in the IEBC. [Chapter 6].

Any new elements must comply with the requirements for new construction.

SUMMARY

We would recommend following the compliance requirements for the Prescriptive Compliance Method since it would provide the most cost effective solution compared to the other two compliance methods. This will be reviewed with the City Inspectors.

- Type of construction Type IIIA assumed [noncombustible exterior walls and combustible interior construction]
- Occupancy Group E [educational purposes through the 12th grade]



Accessibility

As discussed in the narrative of this Schematic Submission---

Requirements for an accessible entry, toilet, drinking fountain, and telephone will likely be triggered by the anticipated scope of window replacement. These items are required if the cost of the work exceeds \$100,000. The cost of the window replacement can be expected to be well in excess of these thresholds.

Review of existing conditions at Elm St School indicates that these accessible items are currently in place. However, the entire building may be required to be brought into compliance with accessibility code with the cost of the work exceeding 30% of the full and fair cash value of the building. The full and fair cash value of the building refers to the assessed value of the building and does not include the value of the land.

Existing Buildings (3.3 MAAB 521 CMR) – If the work costs is less than \$500,000, and is limited to roof, window, and boiler replacement, then only the work performed must comply with 521 CMR.

If the work exceeds \$500,000 an accessible public entrance, toilet, drinking fountain and telephone must be provided. If the scope of work includes replacement of doors then the threshold triggering these accessible items is limited to \$100,000.

(3.3.2 MAAB 521 CMR) -If the cost of the work exceeds 30% of the full and fair cash value of the building then the entire building must be brought into compliance with 521 CMR.

Work Performed Over Time (3.5 MAAB 521 CMR)– The cost thresholds listed above shall include all work performed on the building over any 36 month period.

The Approach to renovations is discussed in the Project narrative.

Energy Efficiency

Repairs to existing buildings shall comply with; C402 -General Building Envelope Requirements AND- C403 – Building mechanical Systems, OR ANSI/ASHRAE/IESNA 90.1

C301.1 IECC 2012 – Climate zone for Massachusetts is **5A** moist. The climate zone is used to determine the thermal properties of insulation and fenestration.

C402 -General Building Envelope Requirements

General requirements for energy efficiency of the building envelope thermal performance as it relates to replacement windows and doors are listed below.

The following items list requirements for thermal properties, air infiltration thru doors and windows and basic requirements for air barriers.



Building Envelope Requirements–

- Opaque Doors: Swinging doors U-0.37
- Roll up or Sliding doors U-0.5 (R-4.75)
- Fenestration (502.3 & Table 502.3 IECC 2009, 780 chap 13 & 115.AA Amdts.) – Metal door and window framing materials with or without thermal break:
 - Curtain wall or storefront = U-0.42
 - Entrance doors = U-0.80
 - All other windows and non-entrance doors = U-0.45
 - Solar Heat Gain Coefficient (SHGC) for all frame types – 0.40

Window and Door Assemblies– Windows, skylights and doors shall be factory tested for air leakage in accordance with AAMA/WDMA/CSA 101/I.S.2/A440 or NFRC 400 and labeled. Window and skylight air leakage shall not exceed 0.2cfm/sf at 1.57 psf (75Pa) or 0.3 cfm/sf at 6.24psf (300Pa).

Door assembly air leakage shall not exceed 0.3 cfm/sf at 1.57 psf (75Pa).

Storefront Glazing – Curtain wall and storefront air leakage shall be tested in accordance with ASTM 283 and shall not exceed 0.06cfm/sf at 1.57 psf (75Pa). Commercial glazed swinging entrance doors air leakage shall not exceed 1.00cfm/sf at 1.57 psf (75Pa).

C403 –Building Mechanical Systems - serving the building heating, cooling or ventilating needs shall comply with C403.2.1 thru C403.2.11.





MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**

1 Federal St., Suite 600
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

TO: City of Gardner
95 Pleasant Street
Gardner, MA 01440

Docket Number C 25 110

RE: Elm Street School
160 Elm Street
Gardner

DATE: 2/18/2026

Enclosed please find a copy of the following material regarding the complaint against the above location:

- | | |
|--|---|
| ☒ First Notice | ☐ Stipulated Order |
| ☐ Second Notice | ☐ Letter of Meeting |
| ☐ Notice of Hearing | ☐ Application for Variance |
| ☐ Correspondence | ☐ Decision of the Board |

Please review all enclosed documents carefully.

cc: Local Building Inspector
Independent Living Center
Local Commission on Disability
Complainant

AAB 53 *MM 1*



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts
Division of Occupational Licensure
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UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

February 18, 2026

Docket Number C25 110

City of Gardner
95 Pleasant Street
Gardner, MA 01440

RE: Elm Street School 160 Elm Street

Gardner

Dear Sir/Madam

Upon information received by the Architectural Access Board, the facility referenced above has been reported to violate M.G.L. c. 22, § 13A and the Rules and Regulations (521 CMR) promulgated thereunder. Reported violations, include the following items:

Section: Reported violation:

3.3.2	If the work performed amounts to 30% or more of the full and fair cash value of the building, the entire building is required to comply with 521 CMR. The Complainant alleges that the work performed at the school exceeded thirty percent (30%) of the assessed value of the facility, thereby triggering the requirements of 521 CMR, and that the violations of 521 CMR were not remedied as required.
	The Assessor's Office, the 2016 assessed full and fair cash value attributable to the school building is: \$6,429,430
	Permits pulled in that period: · B-15-338 – Boiler Replacement – \$1,005,000 · B-16-360 – Window Replacement – \$1,594,000 · B-17-628 – Replacement of Unit Ventilators – \$700,000 Total Construction Value: \$3,299,000

Under Massachusetts law, the Board is authorized to take legal action against violators of its regulations, including but not limited to, an application for a court order preventing the further use of an offending facility. The Board also has the authority to impose fines of up to \$1,000.00 per day, per violation, for willful noncompliance with its regulations.

You are requested to notify this Board, in writing, of the steps you have taken or plan to take to comply with the current regulations. Please note the current sections may be different from the sections that are cited above. Unless the Board receives such notification within 14 days of receipt of this letter, it will take necessary legal action to enforce its regulations as set forth above. If you have any questions, you may contact this office.

cc: Local Building Inspector
Local Disability Commission
Independent Living Center
Complainant

Sincerely,


Dawn Guarriello
Chairperson

AAB 54
MM2



**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**
1 Federal St., Suite 600 • Boston • MA • 02110
V: 617-727-0660 • www.mass.gov/aab

Docket Number
C25-110
(Office Use Only)

You have received this Notice because the Board has received information indicating that an element or elements of the building or facility you own is or are not in compliance with 521 CMR. This process is designed to provide you with a reasonable opportunity to correct any outstanding violations. Please complete both sides of this form and return it to:

Victor Machado
Architectural Access Board
1 Federal Street, Suite 600
Boston, MA 02110
Email: Victor.Machado@mass.gov

Electronic Copies of this form are available at the Board's website (<http://www.mass.gov/aab>) if you wish to submit it via email. If you have any questions, please contact the Board's staff via telephone at **617-727-0660** during normal business hours (9am – 5pm Mon-Fri). Please note that failure to return this document in a timely manner will result in the issuance of a Second Notice, and continued failure to address the items cited may result in fines of up to \$1,000 per day per violation among other legal remedies.

Please check ONE of the boxes below and return this form within 14 days of receipt of the First Notice:

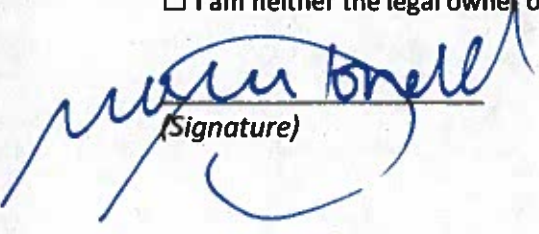
☐ I have enclosed a plan to correct the violation(s), including a date for when I expect the work to be complete. I am aware that this plan will need to be approved by the Compliance Officer.

☒ I require additional time to prepare a plan to correct the cited violation(s), I have attached an explanation for why I require this additional time, including the specific amount of additional time I am requesting (which cannot exceed 90 days from the date of receipt of this Notice), and am aware that the Compliance Officer is not obligated to grant this additional time.

☐ I believe that correcting the violation(s) cited in the First Notice is impracticable (as defined in 521 CMR 5) and will be submitting a completed Application for Variance in no more than 30 days from the date I received the First Notice.

☐ I believe that the element(s) cited in the First Notice are not in violation of 521 CMR and I have attached a detailed explanation showing why they are in compliance or not otherwise subject to 521 CMR, including specific references to the applicable code sections.

☐ I am neither the legal owner of the building/facility nor their employee or agent.


(Signature)

3/9/26
(Date)

Communications Preference

Please Select one:

☒ I want to receive all further documents regarding this case

electronically at the following **email address**:

mmacdonald@gardner-ma.gov

☐ I want to receive all further documents regarding this case via

certified mail at the following **mailing address**:

USPS TRACKING #



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First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 9449 5069 3089 95

MAR 02 2026

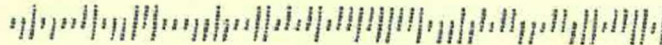
United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box®

Division of Occupational Licensure
Architectural Access Board
1 Federal Street, Suite 600
Boston, MA 0211-2012

C25-110
First
Elin St School
Gardner

3/31

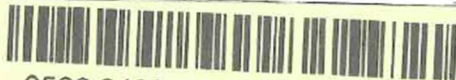


SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

City of Gardner
Gardner Public Schools
Mark Hawke - Director of Finance & Operations
95 Pleasant Street
Gardner, MA 01440



9590 9402 9449 5069 3089 95

2. Article Number (Transfer from service label)

7010 1870 0001 4990 1170

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Robert J. Roberts

☒ Agent

☐ Addressee

B. Received by (Printed Name)

Robert J. Roberts

C. Date of Delivery

2/25/26

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

AAB 57

Machado, Victor (DPL)

From: Machado, Victor (DPL)
Sent: Wednesday, February 18, 2026 3:58 PM
To: Mark Hawke
Cc: Wayne Anderson; Machado, Victor (DPL)
Subject: RE: C25-110 Elm Street School, 16 Elm Street, Gardner
Attachments: CMR 521 - 2006.pdf

Hello Mark,

3.3 EXISTING BUILDINGS - All *additions to, reconstruction, remodeling, and alterations or repairs of existing public buildings or facilities*, which require a building permit or which are so defined by a state or local inspector, shall be governed by all applicable subsections in **521 CMR 3.00: JURISDICTION**.

3.3.2 If the work performed, including the exempted work, amounts to 30% or more of the *full and fair cash value* (see **521 CMR 5.00**) of the *building* the entire *building* is required to comply with 521 CMR.

The building, as a whole, must comply with the requirements of 521 CMR. This includes, but is not limited to, accessible entrances, accessible routes, parking (if provided), toilet rooms, drinking fountains, classroom sinks, signage, door hardware, and operable controls.

Some of these elements may already be compliant, while others may require evaluation and potential upgrades. As you know, in many municipalities, funding and procurement approvals may need to be coordinated through the City. In certain circumstances, a variance application to the Architectural Access Board may be appropriate to seek temporary or permanent relief where full compliance is not feasible. The AAB is generally willing to work collaboratively with the City and the School Department to achieve compliance in a practical and phased manner.

As a first step, I would recommend that your team conduct an accessibility assessment of the building to identify areas requiring corrective action. I've attached the current edition of 521 CMR for your reference so you can review the sections applicable to school facilities. You may also wish to consult with an Owner's Project Manager (OPM), if you have worked with one previously, as they can often provide helpful guidance during evaluation and planning.

Please feel free to reach out if you have any questions as you navigate this process.

Best,
Victor

Victor Machado
Compliance Officer
He/Him/His
Architectural Access Board

Office of Public Safety and Inspections
Division of Occupational Licensure

E: victor.machado@mass.gov

P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118

www.mass.gov/aab

From: Mark Hawke <hawkem@gardnerk12.org>

Sent: Wednesday, February 18, 2026 3:13 PM

To: Machado, Victor (DPL) <Victor.Machado@mass.gov>

Cc: Wayne Anderson <andersonw@gardnerk12.org>

Subject: Re: C25-110 Elm Street School, 16 Elm Street, Gardner

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Victor,

Just a follow-up question because I am curious. Since this was maintenance work (boiler and window replacement) isn't all or a portion of the work exempted from the calculation? Also, what work is required to be done as the school is fully accessible (including the bathrooms)?

Thanks again,

Mark

On Wed, Feb 18, 2026 at 2:58 PM Machado, Victor (DPL) <Victor.Machado@mass.gov> wrote:

Hello Mr. Hawke,

Attached is the copy of the **First Notice** issued by the **Architectural Access Board** regarding accessibility concerns at:

Case Number & Location Address:

C25-110 Elm Street School, 16 Elm Street, Gardner

This email is intended to keep all relevant parties informed.

Regards,

Victor

Victor Machado

Compliance Officer

He/Him/His

Architectural Access Board

Office of Public Safety and Inspections

Division of Occupational Licensure

E: victor.machado@mass.gov

P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118

www.mass.gov/aab



The Gardner Public Schools does not discriminate due to race, color, sex, gender identity, religion, national origin, sexual orientation, disability, age, homelessness or limited English proficiency.

Machado, Victor (DPL)

From: Machado, Victor (DPL)
Sent: Wednesday, February 18, 2026 3:21 PM
To: Mark Hawke
Cc: Wayne Anderson; Nicholson, Michael (EXT); Machado, Victor (DPL)
Subject: RE: C25-110 Elm Street School, 16 Elm Street, Gardner

Hello Mark,

Mr. Hawke,

Yes, a copy was sent to Mayor Nicholson (copied) as well. I addressed the letter to you in your role as Director of Finance and Operations, similar to how I would direct a sidewalk concern to the Director of Public Works. You were identified by the Mayor Nicholson as the appropriate point of contact.

If that is not correct, please accept my apologies and kindly let me know who the best person to direct future communications to would be.

Best regards,
Victor

Victor Machado
Compliance Officer
He/Him/His
Architectural Access Board

Office of Public Safety and Inspections
Division of Occupational Licensure
E: victor.machado@mass.gov
P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118
www.mass.gov/aab

From: Mark Hawke <hawkem@gardnerk12.org>
Sent: Wednesday, February 18, 2026 3:08 PM
To: Machado, Victor (DPL) <Victor.Machado@mass.gov>
Cc: Wayne Anderson <andersonw@gardnerk12.org>
Subject: Re: C25-110 Elm Street School, 16 Elm Street, Gardner

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Victor,

Thank you. However, shouldn't this go to the owner of the building and not an employee? Was a copy sent to the Mayor?

Mark

On Wed, Feb 18, 2026 at 2:58 PM Machado, Victor (DPL) <Victor.Machado@mass.gov> wrote:

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Regards,

Victor

Victor Machado

Compliance Officer

He/Him/His

Architectural Access Board

Office of Public Safety and Inspections

Division of Occupational Licensure

E: victor.machado@mass.gov

P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118

www.mass.gov/aab



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Machado, Victor (DPL)

From: Melissa MacDonald <mmacdonald@gardner-ma.gov>
Sent: Tuesday, February 17, 2026 6:06 PM
To: Nicholson, Michael (EXT); Machado, Victor (DPL)
Cc: andersonw@gardnerk12.org; hawkem@gardnerk12.org; ckumar
Subject: Permit History and 2016 Assessed Valuation

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good Evening Mr. Machado,

Thank you for meeting with us today.

Following our conversation, I have located the relevant permits and associated construction values:

- **B-15-338** – Boiler Replacement – \$1,005,000
- **B-16-360** – Window Replacement – \$1,594,000
- **B-17-628** – Replacement of Unit Ventilators – \$700,000

Total Construction Value: \$3,299,000

After speaking with the Assessor's Office, the 2016 assessed full and fair cash value attributable to the school building is:

\$6,429,430

Please let me know if you need any additional documentation.

Thank you,

Melissa MacDonald, CBO MA

Building Commissioner / Zoning Enforcement Officer

City Hall Facilities Director

City of Gardner

115 Pleasant Street, Room 102 | Gardner, MA 01440

P: (978) 630-4007 | E: mmacdonald@gardner-ma.gov

Disclaimer

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Machado, Victor (DPL)

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Sent: Wednesday, February 18, 2026 2:58 PM
To: Mark Hawke
Cc: Wayne Anderson; Machado, Victor (DPL)
Subject: C25-110 Elm Street School, 16 Elm Street, Gardner
Attachments: C25-110 First Notice.pdf

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Regards,
Victor

Victor Machado
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Division of Occupational Licensure
E: victor.machado@mass.gov
P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118
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Division of Occupational Licensure
Architectural Access Board
1 Federal Street, Suite 600
Boston, MA 0211-2012

C25-108
109
110
111

GARDNER
BUILDING PERMITS

Rem 2/14

• Sender: Please print your name, address, and ZIP+4® in this box •

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Town of Gardner
Melissa MacDonald
115 Pleasant Street, Room 101
Gardner, MA 01440

9590 9402 9449 5069 3119 57

2. Article Number (Transfer from service label)

7010 1870 0001 4990 3570

COMPLETE THIS SECTION ON DELIVERY

A. Signature
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type

□ Adult Signature
□ Adult Signature Restricted Delivery
□ Certified Mail®
□ Certified Mail Restricted Delivery
□ Collect on Delivery
□ Registered Mail™
□ Registered Mail Restricted Delivery
□ Signature Confirmation™
□ Signature Confirmation Restricted Delivery

□ Priority Mail Express®
□ Registered Mail™
□ Registered Mail Restricted Delivery
□ Signature Confirmation™
□ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

AAB 67

Machado, Victor (DPL)

From: Melissa MacDonald <mmacdonald@gardner-ma.gov>
Sent: Wednesday, January 21, 2026 10:44 AM
To: Machado, Victor (DPL)
Subject: Correspondence
Attachments: DOL.pdf

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Mr. Machado,
Here are the signed correspondence forms.
Melissa MacDonald

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Disclaimer

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Machado, Victor (DPL)

From: Melissa MacDonald <mmacdonald@gardner-ma.gov>
Sent: Wednesday, January 21, 2026 10:35 AM
To: Machado, Victor (DPL)
Subject: Re: C25-096 Park Street Park, 53 Park Street, Gardner
Attachments: C25-109 Permit Request.pdf; 160 Elm St.zip; 62 Waterford St.zip; C25-110 Permit Request.pdf; Architectural Access Board Dog Park at Pulaskis Playground Response 1.20.26.pdf; Architectural Access Board Maki Park Response 1.20.26.pdf

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

 [62 Waterford Photos.zip](#)  [Maki Park Photos.zip](#)

Mr. Machado,

I gathered all of the documents the building department has for the properties mentioned for:

- Docket C 25 108-111
 - Maki Park- C 25 108
 - 62 Waterford- C 25 109
 - 160 Elm st -C 25 110
 - 2 Charbonneau st- C 25 111

As mentioned in the correspondence more information may be found in other departments.

Maki Park- Jason Stevens, planning director, jstevens@gardner-ma.gov
Waterford Street, Wayne Anderson, director of facilities, andersonw@gardnerk12.org
Elm St School, Wayne Anderson, director of facilities, andersonw@gardnerk12.org
Pulaski's Park, Dane Arnold, DPW Director, darnold@gardner-ma.gov

Please do not hesitate to reach out to me for any more questions you have with any of the above addresses.

Melissa MacDonald, M.B.O.
Building Commissioner / Zoning Enforcement Officer
City of Gardner
115 Pleasant Street, Room 102 | Gardner, MA 01440
P: (978) 630-4007 | E: mmacdonald@gardner-ma.gov
www.gardner-ma.gov

From: Machado, Victor (DPL) <Victor.Machado@mass.gov>
Sent: Wednesday, January 14, 2026 3:45 PM
To: Melissa MacDonald <mmacdonald@gardner-ma.gov>
Cc: Machado, Victor (DPL) <Victor.Machado@mass.gov>
Subject: [EXTERNAL] FW: C25-096 Park Street Park, 53 Park Street, Gardner

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CAUTION: This email originated from a sender outside of the City of Gardner mail system. Do not click on links or open attachments unless you verify the sender and know the content is safe.

Best,
Victor

Victor Machado
Compliance Officer
He/Him/His
Architectural Access Board

Office of Public Safety and Inspections
Division of Occupational Licensure
E: victor.machado@mass.gov
P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118
www.mass.gov/aab

From: Machado, Victor (DPL) <Victor.Machado@mass.gov>
Sent: Wednesday, December 10, 2025 10:10 AM
Cc: Machado, Victor (DPL) <Victor.Machado@mass.gov>
Subject: C25-096 Park Street Park, 53 Park Street, Gardner

Hello,

Attached is the copy of the **First Notice** issued by the **Architectural Access Board** regarding accessibility concerns at:

Case Number & Location Address:
C25-096 Park Street Park, 53 Park Street, Gardner

This email is intended to keep all relevant parties informed.

Regards,
Victor

Victor Machado
Compliance Officer I
He/Him/His
Architectural Access Board

Office of Public Safety and Inspections
Division of Occupational Licensure

E: victor.machado@mass.gov

P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118

www.mass.gov/aab



Disclaimer

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MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

YVONNE HAO
SECRETARY, EXECUTIVE OFFICE OF
ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts
Division of Occupational Licensure**

1 Federal St., 6th Floor
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

TO: Melissa MacDonald, Bldg Commissioner
FROM: Victor Machado, Compliance Officer

RE: Elm Street School
160 Elm Street
Gardner

Docket No: C 25 110

DATE: January 14, 2026

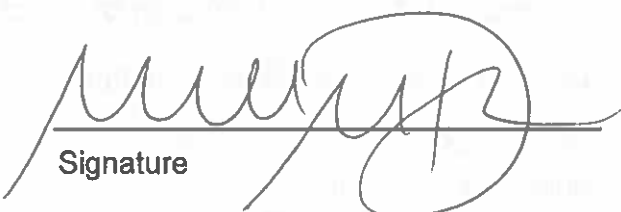
REQUEST FOR BUILDING PERMITS

The Architectural Access Board received a complaint regarding the aforementioned premises. As part of our routine investigative process, it is necessary to obtain copies of all building permits with associated construction costs issued for this property since 1975. These permits are essential for the Board to determine its jurisdiction under 521 CMR Section 3.3.

Please provide copies of the appropriate permits at your earliest convenience. They may be sent via email to victor.machado@mass.gov or to the physical address listed above. If you have questions, please contact the Board at 617-727-0660 or Compliance Officer Victor Machado at 617-701-8643. Thank you.

Melissa MacDonald

Building Official (Please print)


Signature



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board
1 Federal St., Suite 600
Boston, Massachusetts 02118**

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

TO: City of Gardner
95 Pleasant Street
Gardner, MA 01440

Docket Number C 25 110

RE: Elm Street School
160 Elm Street
Gardner

DATE: 1/14/2026

Enclosed please find a copy of the following material regarding the complaint against the above location:

- | | |
|--|---|
| ☐ First Notice | ☐ Stipulated Order |
| ☐ Second Notice | ☐ Letter of Meeting |
| ☐ Notice of Hearing | ☐ Application for Variance |
| ☒ Correspondence | ☐ Decision of the Board |

Please review all enclosed documents carefully.

cc: Local Building Inspector
Independent Living Center
Local Commission on Disability
Complainant

Please reach out
to the school
contact Wayne
Anderson

anderson w@
gardnerk12.org



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

YVONNE HAO
SECRETARY, EXECUTIVE OFFICE OF
ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts
Division of Occupational Licensure**

1 Federal St., 6th Floor
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

TO: Melissa MacDonald, Bldg Commissioner
FROM: Victor Machado, Compliance Officer

RE: Waterford Community Center
62 Waterford Street
Gardner

Docket No: C 25 109

DATE: January 14, 2026

REQUEST FOR BUILDING PERMITS

The Architectural Access Board received a complaint regarding the aforementioned premises. As part of our routine investigative process, it is necessary to obtain copies of all building permits with associated construction costs issued for this property since 1975. These permits are essential for the Board to determine its jurisdiction under 521 CMR Section 3.3.

Please provide copies of the appropriate permits at your earliest convenience. They may be sent via email to victor.machado@mass.gov or to the physical address listed above. If you have questions, please contact the Board at 617-727-0660 or Compliance Officer Victor Machado at 617-701-8643. Thank you.

Melissa MacDonald

Building Official (Please print)

[Signature]
Signature



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board
1 Federal St., Suite 600
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

TO: City of Gardner
95 Pleasant Street
Gardner, MA 01440

Docket Number C 25 109

RE: Waterford Community Center
62 Waterford Street
Gardner

DATE: 1/14/2026

Enclosed please find a copy of the following material regarding the complaint against the above location:

- | | |
|--|---|
| ☐ First Notice | ☐ Stipulated Order |
| ☐ Second Notice | ☐ Letter of Meeting |
| ☐ Notice of Hearing | ☐ Application for Variance |
| ☒ Correspondence | ☐ Decision of the Board |

Please review all enclosed documents carefully.

cc: Local Building Inspector
Independent Living Center
Local Commission on Disability
Complainant

Please contact
the school's
maintenance director
who may have more
information when
this was operating as
a public school
wayne Anderson

anderson w@gardner12.
org

AAB 75



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board
1 Federal St., Suite 600
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

TO: City of Gardner
95 Pleasant Street
Gardner, MA 01440

Docket Number C 25 108

RE: Maki Park
57-67 Parker Street
Gardner

DATE: 1/14/2026

Enclosed please find a copy of the following material regarding the complaint against the above location:

- | | |
|--|---|
| ☐ First Notice | ☐ Stipulated Order |
| ☐ Second Notice | ☐ Letter of Meeting |
| ☐ Notice of Hearing | ☐ Application for Variance |
| ☒ Correspondence | ☐ Decision of the Board |

Please contact
our planning
director for more
information.

Jstevens@gardner-ma.gov

Please review all enclosed documents carefully.

cc: Local Building Inspector
Independent Living Center
Local Commission on Disability
Complainant

AAB 76



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

YVONNE HAO
SECRETARY, EXECUTIVE OFFICE OF
ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts
Division of Occupational Licensure**

1 Federal St., 6th Floor
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

TO: Melissa MacDonald, Bldg Commissioner
FROM: Victor Machado, Compliance Officer

RE: Maki Park
57-67 Parker Street
Gardner

Docket No: C 25 108

DATE: January 14, 2026

REQUEST FOR BUILDING PERMITS

The Architectural Access Board received a complaint regarding the aforementioned premises. As part of our routine investigative process, it is necessary to obtain copies of all building permits with associated construction costs issued for this property since 1975. These permits are essential for the Board to determine its jurisdiction under 521 CMR Section 3.3.

Please provide copies of the appropriate permits at your earliest convenience. They may be sent via email to victor.machado@mass.gov or to the physical address listed above. If you have questions, please contact the Board at 617-727-0660 or Compliance Officer Victor Machado at 617-701-8643. Thank you.

Melissa MacDonald

Building Official (Please print)

[Signature]
Signature

City of Gardner

LEAVE REQUEST BUILDING DEPARTMENT

Name Mariela N.

Building ☐ Electrical ☐ Plumbing ☐ Secretarial ☒ Maint ☐

Date Submitted: 1/20/26

Requested Date(s): 1/20/26

Hours 2 hrs

From: To:

Requested Time Off

Vacation ☐
Sick ☒
Personal ☐
Comp ☐
Funeral ☐
Incentive ☐

Employee Signature Mariela N.

Department Head Signature _____

Date: _____ Approved

Date: _____ Denied

Comments:

left at 1:58pm



Michael S. Dukakis
Governor

Kentaro Tsutsumi
Chairman

Charles J. Dinezio
Administrator

The Commonwealth of Massachusetts
Executive Office of Public Safety
State Board of Building Regulations and Standards
McCormack State Office Building
One Ashburton Place - Room 1301
Boston, Massachusetts 02108

(617) 727-3200

MEMORANDUM

CHAIR
LIFTS

TO: All Building Departments

FROM: State Board of Building Regulations and Standards

DATE: August 29, 1989

SUBJECT: State Building Code Sections 605 and 616
Official Interpretation No. 16-89

Question: Does the installation of a handicapped stair lift in a required exit stairway constitute an obstruction to the means of egress?

Answer: Yes. Section 616 of the State Building Code makes the following provisions:

- "Stairways shall not reduce in width in the direction of exit travel. Projections into a stairway are prohibited except for handrails as indicated in Section 616.5.1 and for stairway stringers which may project not more than one and one-half inches." (616.2.3)
- "The least dimension of landings and platforms shall be not less than the required width of stairway." (616.3.1)
- "Stairways shall have continuous guards and handrails on both sides..." (616.5)
- "An exitway enclosure shall not be used for any purpose other than means of egress." (616.9.2)

816.

816.2.3

816.3.1

816.5

816.9.2

Moreover, Section 605 states that "It shall be unlawful to obstruct, or reduce in any manner, the clear widths of any doorway, hallway, passageway or any other exitway required by the provisions of this code." Section 605 also requires that "All required means of egress components shall at all times be maintained in a safe usable condition."

805.

(over)

Handicapped stair lifts installed in required egress stairs can conceivably violate all of the above sections. When in use, such lifts render at least a portion of a stairway unusable. Even when not in use, the lift equipment projects into the required width, interferes with the use of handrails, and presents a potential tripping hazard to persons using the stair. Also, the introduction of this equipment into a stair enclosure does, in a sense utilize an exitway enclosure as an elevator shaft, and there is the possibility that the equipment, motor, and wiring can catch fire, thereby rendering the exitway unusable. There is also reason to expect that loss of primary electrical power in an emergency situation could disable the lift in a position where it would present a greater obstruction than when not in use. For these reasons, we conclude that the installation of inclined stairway chairlifts in required exitway stairways is potentially hazardous, and is therefore not permitted. However, the building official may allow the installation of such lifts in stairways which are not a component of the required means of egress, so long as the building official determines that the particular installation is not hazardous. It is the policy of the Department of Public Safety, Division of Inspection, Elevator Section to require a letter of approval from the building official before granting a permit for an inclined stairway chairlift.



FAX (508) 630-2520

CITY OF GARDNER
MASSACHUSETTS 01440

OFFICE OF THE
BUILDING INSPECTOR

OCCUPANCY FEE:

PERMIT FEE:

TOTAL:

DATE: 6/9/03

CASH/CHECK #:

PHONE (508) 630-4007

IMPORTANT—Complete all items. Mark boxes where applicable. PLEASE TYPE OR PRINT IN INK.

Name of Applicant	Zone	Lot	Map	Permit No.	Fee
LOCATION OF IMPROVEMENT Zander Corporation Number and Street 160 Elm Street Elm Street School				03-745	N/A
Use Group	Type Const.	Permit Type			

TYPE AND COST OF BUILDING—All applicants complete Parts A-D

A. TYPE OF IMPROVEMENT 1. ☐ New Building 2. ☐ Addition (If residential, enter number of new housing units added, if any in Part D, 13) Age _____ 3. ☒ Alteration (See 2 above) 4. ☐ Repair, replacement 5. ☐ Moving (relocation) 6. ☐ Foundation only 7. ☐ Other _____	D. PROPOSED USE RESIDENTIAL 12. ☐ One family 13. ☐ Two or more family—Enter number of units _____ 14. ☐ Transient hotel, motel, or dormitory—Enter number of units _____ 15. ☐ Garage 16. ☐ Carport 17. ☐ Other—Specify _____	NONRESIDENTIAL 18. ☐ Amusement, recreational 19. ☐ Church, other religious 20. ☐ Industrial 21. ☐ Parking garage 22. ☐ Service station, repair garage 23. ☐ Hospital, institutional 24. ☐ Office, bank, professional 25. ☐ Public utility 26. ☒ School, library, other educational 27. ☐ Stores, mercantile 28. ☐ Tanks, towers 29. ☐ Other—Specify _____
B. OWNERSHIP 8. ☐ Private (individual, corporation, non-profit institution, etc.) 9. ☒ Public (Federal, State, or Local government)	C. COST 10. ☐ Value of improvement To be installed but not included in the above cost: a. Electrical b. Plumbing c. Heating, air conditioning d. Other (elevator, etc.) 11. TOTAL VALUE OF IMPROVEMENT	
C. COST (Omit cents) \$ 206,537 \$ 45,600 \$ 5,000 \$ 0 \$ 77,863 \$ 935,000		NONRESIDENTIAL —Describe in detail proposed use of buildings. If use of existing building is being changed, enter proposed use. <u>Elevator & Fire Alarm Syst.</u>

SELECTED CHARACTERISTICS OF BUILDING —For new buildings and additions, complete Parts E-L. ALL OTHERS SKIP TO PART IV.

E. PRINCIPAL TYPE OF FRAME 30. ☒ Masonry (wall bearing) 31. ☐ Wood frame 32. ☐ Structural steel 33. ☐ Reinforced concrete 34. ☐ Other—Specify _____	G. TYPE OF SEWAGE DISPOSAL 39. ☒ Public or private company 40. ☐ Individual (septic tank, etc.) H. TYPE OF WATER SUPPLY 41. ☒ Public or private company 42. ☐ Individual (well, cistern)	J. DIMENSIONS 45. Number of stories <u>4</u> 46. Total square foot of floor area, all floors, based on interior dimensions _____ 47. Total land area, sq. ft. _____
F. PRINCIPAL TYPE OF HEATING 35. ☐ Gas 36. ☒ Oil 37. ☐ Electricity 38. ☐ Other—Specify _____	I. EXTERIOR FINISH 43. ☒ Covering of outer walls—Specify <u>Brick</u> 44. ☒ Roof covering materials—Specify <u>E.I.F.S.</u>	K. NUMBER OF OFF STREET PARKING SPACES 48. Enclosed _____ 49. Outdoors ☒ L. RESIDENTIAL BUILDING ONLY 50. Number of bedrooms _____ 51. Number of bathrooms—Full _____ Partial _____ 52. Total number of rooms _____

PROPOSED WORK

☐ Repair(s)

☒ Alteration(s)

☐ Addition(s)

Will there be a change of USE GROUP associated with the proposed work?

☐ Yes

☐ No

If yes, USE GROUP changed from _____

to _____

AAB 82



1. The purpose of this report is to provide a detailed description of the activities of the Office of the Inspector General (OIG) during the period from January 1, 1983, to December 31, 1983. The report is organized into four main sections: (a) General Information, (b) Major Activities, (c) Financial Information, and (d) Other Information.

2. The Office of the Inspector General was established on January 1, 1983, and has since that time been engaged in a variety of activities designed to improve the efficiency and effectiveness of the Department of Justice. The major activities of the Office during the period from January 1, 1983, to December 31, 1983, are described in detail in the following sections.

3. The Office of the Inspector General has a total of 100 full-time employees, and its budget for the year ending December 31, 1983, was \$1,000,000. The Office is organized into four main divisions: (a) Administration, (b) Criminal Division, (c) Civil Division, and (d) Training and Development.

4. The Office of the Inspector General has a long and distinguished history, and it has played a significant role in the development and improvement of the Department of Justice. The Office's activities during the period from January 1, 1983, to December 31, 1983, have been a continuation of this tradition, and it is confident that the Office will continue to play a significant role in the future.

Owner of record:	Individual or Corporation			
Address:				
	Number	Street		
Authorized Agent:	City or Town		State	Zip
Address:	Print Name			
	Number	Street		
Signature:	City or Town		State	Zip
	Telephone			
Registered Architect:	Print Name			
Address:	Number Street			
Signature:	City or Town		State	Zip
Registration Number:			Telephone	Expiration Date:
Registered Professional Engineers:	Print Name			
Address:	Number Street			
Signature:	City or Town		State	Zip
Registration Number:			Telephone	Expiration Date:
Peer Review Engineer:	Print Name			
Address:	Number Street			
Signature:	City or Town		State	Zip
Registration Number:			Telephone	Expiration Date:
Contractor:	Zander Corporation			
	Print Name Edward ZANITANI, JR.			
Construction Supervisor License No:	CS 079398		Expiration Date:	6/26/05
Home Improvement Registration No:			Expiration Date:	
Address:	61 Wall Street			
	Number	Street		
Signature:	Middleboro		MA 02346	
	City or Town		State	Zip
			(508) 947-6775	

AAB 84

MAY-12-2003 13:18

SHR ARCHITECTS

781 740 4279 P.03

STREKALOVSKY & HOIT, INC.

FACSIMILE COVER SHEET

ARCHITECTS

DATE 5/12/2003 JOB NO. 03001

51 NORTH STREET

HINGHAM, MASSACHUSETTS 02043

NO. OF PAGES INCLUDING COVER 2

(781) 749-4160

FAX (781) 740-4279

RE: **Renovations - Elm Street School**

Gardner, Massachusetts

TO **Gardner Building Department**

fax (978) 632-3313

ATTN **Richard Reynolds, Building Commissioner**

FROM **Bruce R. Wood**

REMARKS

See attached Certification for the **Elevator/Fire Alarm Project.**

COPY TO **Paul Schaefer, School Department**

(978) 632-1164

If enclosures are not as noted, kindly notify us at once.

AAB 86

MAY-12-2003 13:17

SHR ARCHITECTS

781 740 4279 P.01

STREKALOVSKY & HOIT, INC.

FACSIMILE COVER SHEET

ARCHITECTS
51 NORTH STREET

HINGHAM, MASSACHUSETTS 02043

(781) 749-4160

FAX (781) 740-4279

DATE 5/12/2003 JOB NO. 03001.01

NO. OF PAGES INCLUDING COVER 2

RE: **Renovations - Elm Street School
Gardner, Massachusetts**

TO **Gardner Building Department**
fax (978) 632-3313

ATTN **Richard Reynolds, Building Commissioner**

FROM **Bruce R. Wood**

REMARKS

See attached Certification for the Reroofing Project.

COPY TO Paul Schaefer, School Department

If enclosures are not as noted, kindly notify us at once.

AAB 88

Owner of record:			
Address:	Individual or Corporation		
	Number	Street	
Authorized Agent:	City or Town		
Address:	First Name		
	Number	Street	
Signature:	City or Town		
	State Zip		
Registered Architect:	Telephone		
Address:	First Name		
	Number	Street	
Signature:	City or Town		
	State Zip		
Registration Number:	Telephone		
	Expiration Date:		
Registered Professional Engineer:	First Name		
Address:	Number		
	Street		
Signature:	City or Town		
	State Zip		
Registration Number:	Telephone		
	Expiration Date:		
Peer Review Engineer:	First Name		
Address:	Number		
	Street		
Signature:	City or Town		
	State Zip		
Registration Number:	Telephone		
	Expiration Date:		
Contractor:	First Name		
Construction Supervisor License No:	Expiration Date:		
Home Improvement Registration No:	Expiration Date:		
Address:	Number		
	Street		
Signature:	City or Town		
	State Zip		
	Telephone		

Owner of record:	Individual or Corporation			
Address:	Number Street			
	City or Town		State	Zip
Authorized Agent:	Print Name			
Address:	Number Street			
	City or Town		State	Zip
Signature:	Telephone			
Registered Architect:	Joseph D. Heit			
Address:	51 North Street			
	Hingham, MA		02043	
Signature:	Joseph D. Heit			
Registration Number:	# 25513		Expiration Date:	Aug 31, 2005
Registered Professional Engineer:	Print Name			
Address:	Number Street			
	City or Town		State	Zip
Signature:	Telephone			
Registration Number:			Expiration Date:	
Peer Review Engineer:	Print Name			
Address:	Number Street			
	City or Town		State	Zip
Signature:	Telephone			
Registration Number:			Expiration Date:	
Contractor:	Print Name			
Construction Supervisor License No:			Expiration Date:	
Home Improvement Registration No:			Expiration Date:	
Address:	Number Street			
	City or Town		State	Zip
Signature:	Telephone			

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Strekalovsky
Hoit
Raymond
Architects

Architecture ♦ Interior ♦ Planning

Vcevold O. Strekalovsky, AIA
Roger O. Hoit, AIA
Gene S. Raymond Jr., AIA

CONSTRUCTION CONTROL AFFIDAVIT

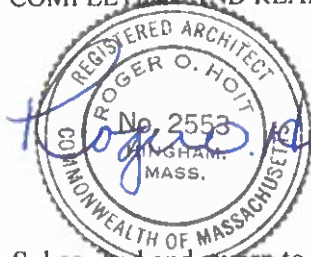
Project Title: New Hydraulic Elevator
Name of Building: Elm Street School
Scope of Project: Elevator and Related Work

I, Roger O. Hoit of Hingham, MA (Registration No. 2553), being a Registered Architect, hereby certify that I have prepared or directly supervised the preparation of all design plans, computations and specifications concerning the Entire Project.

I certify that I shall perform the necessary professional services and be present on the construction site on a regular basis to determine that the work is proceeding in accordance with the documents approved for the building permit and shall be responsible for the following as specified in Sec. 116.0, but not limited to:

1. Review of shop drawings
2. Review and approval of the quality control procedures for all code-required materials
3. Special architectural or engineering professional inspection of critical materials or construction specified in the accepted engineering practice standards listed in Appendix B.

PURSUANT TO SEC. 116.4, I SHALL SUBMIT A PROGRESS REPORT TOGETHER WITH PERTINENT COMMENTS TO THE BUILDING COMMISSIONER EVERY TWO WEEKS. UPON COMPLETION OF THE WORK, I SHALL SUBMIT A FINAL REPORT AS TO THE SATISFACTORY COMPLETION AND READINESS OF THE PROJECT FOR OCCUPANCY.



Signature

Roger O. Hoit

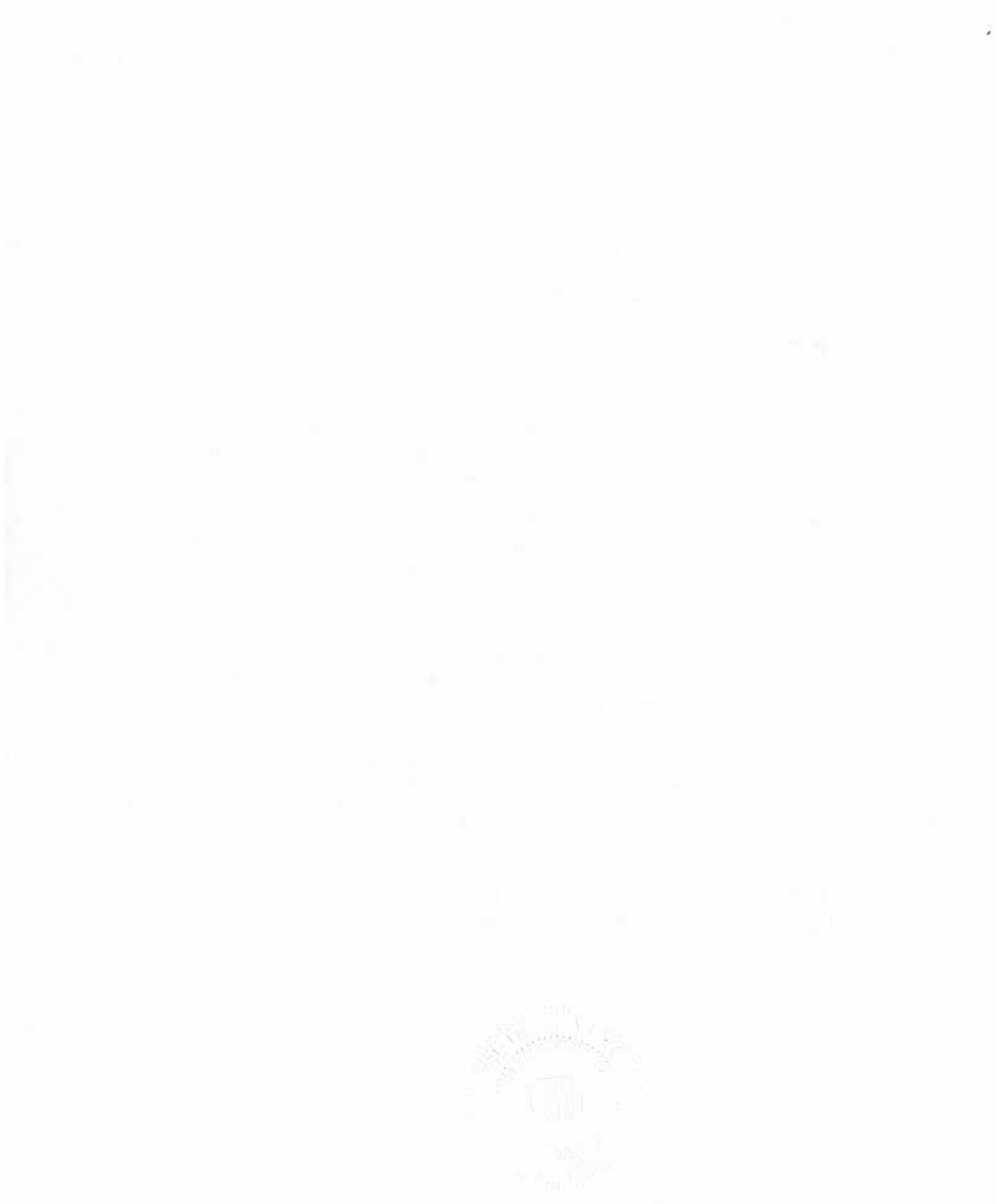
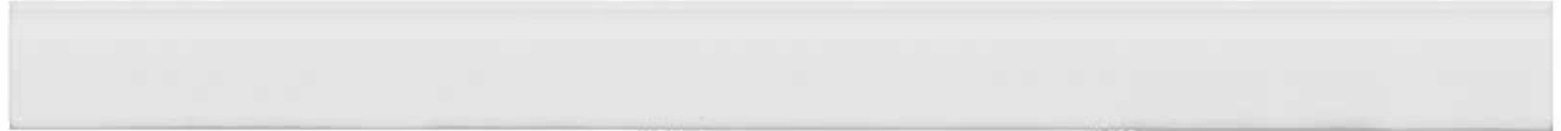
Subscribed and sworn to before me this 27th day of May 2003

Notary Public

Debra A. Rourke

Comm. Expires

6-30-08



STREKALOVSKY & HOIT, INC. A.I.A.

ARCHITECTS
51 NORTH STREET
HINGHAM, MASSACHUSETTS 02043
(781) 749-4160
FAX (781) 740-4279

LETTER OF TRANSMITTAL

DATE _____ JOB NO. **03001**

ATTENTION

RE: **Renovations - Elm Street School**
Gardner, Massachusetts

TO **Richard Reynolds, Bldg. Commissioner**
Gardner City Hall Annex
115 Pleasant Street
Gardner, MA 01440

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____
☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of Letter ☐ Change order ☐ Diskette ☐ Submittals

Copies	Date	No.	Description
1			Wet stamped prints for the Elevator Project
1			Wet stamped prints for the Reroofing Project
1			APPROVED FOR ELEVATOR PROJECT
1			APPROVED FOR ROOFING PROJECT

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☒ As requested ☐ Ret'd for corrections ☐ Return _____ corrected prints
☐ For review & comment ☐ _____

REMARKS

COPY TO _____

SIGNED: _____

Bruce R. Wood

If enclosures are not as noted, kindly notify us at once.

AAB 96

Official Copy



CITY OF GARDNER
MASSACHUSETTS 01440
OFFICE OF THE
BUILDING INSPECTOR

03/22/2004 12:31 15089475433

ZANDER CORP,

PAGE 02

(978) 630-4007
(978) 630-4020
FAX (978) 632-3313

Certificate of Occupancy
Fee *4/A*
Date *July 23* 20*03*

copy

BUILDING PERMIT

THIS MAY CERTIFY THAT *Zander Corp.*
has permission to *Eliminate Fire Alarm Sys.*
situated on *110 Elm St.*

provided that the person accepting this permit shall in every respect conform to the terms of the application on file in this office, and to the provisions of the Massachusetts Building Code and shall begin work on said building within six months from the date hereof, and prosecute the work thereon to a speedy completion. Any violation of any of the terms above noted is an immediate revocation of this permit

Contractor *Edward Zander Jr.*
License # *C.S.D. 07938*

FINAL APPROVAL

8/2/03 Water & Sewer
8/2/03 Fire Dept.
8/2/03 Inspector of Plumbing
8/2/03 Inspector of Wires
8/2/03 Building Inspector

INSPECTIONS *8/1/03 T.H.*
on 609 Ave
Plumbing - Rough *8/1/03 T.H.*
Wiring - Rough *8/1/03*
Board of Health
Fire Department
Inspector of Buildings *8/3/03 - 8/18/03*
Foundation & as Buidt *9/12/03*
Framing & Insulation
Final Inspection
1. *8/18/03*
2.
3.

Note: And inspection on such other occasions as the building Inspector may designate

Building Inspector requires 24 hour notice before inspection.

POST THIS CARD SO IT
IS VISIBLE FROM THE STREET

Inspector of Buildings

THIS PERMIT MUST BE SIGNED AND RETURNED

AAB 99



FAX (508) 630-2520

CITY OF GARDNER
MASSACHUSETTS 01440

OFFICE OF THE
BUILDING INSPECTOR

OCCUPANCY FEE:
PERMIT FEE:

TOTAL:

DATE: 5/29/03

CASH/CHECK #:

PHONE (508) 630-4000

IMPORTANT—Complete all items. Mark boxes where applicable. PLEASE TYPE OR PRINT IN INK.

LOCATION OF IMPROVEMENT	Name of Applicant	Zone	Lot	Map	Permit #	Fee
	<u>CITY OF GARDNER ELN ST. SCHOOL</u> 160 Elm St Gardner, Ma Number and Street				<u>03-13</u>	<u>N/A</u>
		Use Group	Type Const	Permit Type	Reroofing	

TYPE AND COST OF BUILDING—All applicants complete Parts A-D

A. TYPE OF IMPROVEMENT

1. ☐ New Building
2. ☐ Addition (If residential, enter number of new housing units added, if any in Part D, 13) Age _____
3. ☐ Alteration (See 2 above)
4. ☒ Repair, replacement
5. ☐ Moving (relocation)
6. ☐ Foundation only
7. ☐ Other

B. OWNERSHIP

8. ☐ Private (individual, corporation, non-profit institution, etc.)
9. ☒ Public (Federal, State, or Local government)

C. COST

10. ☐ Value of improvement
To be installed but not included in the above cost
 - a. Electrical
 - b. Plumbing
 - c. Heating, air conditioning
 - d. Other (elevator, etc.)
11. ☐ TOTAL VALUE OF IMPROVEMENT

D. PROPOSED USE

RESIDENTIAL

12. ☐ One family
13. ☐ Two or more family—Enter number of units _____
14. ☐ Transient hotel, motel, or dormitory—Enter number of units _____
15. ☐ Garage
16. ☐ Carport
17. ☐ Other—Specify School

NONRESIDENTIAL

18. ☐ Amusement, recreational
19. ☐ Church, other religious
20. ☐ Industrial
21. ☐ Parking garage
22. ☐ Service station, repair garage
23. ☐ Hospital, institutional
24. ☐ Office, bank, professional
25. ☐ Public utility
26. ☒ School, library, other educational
27. ☐ Stores, mercantile
28. ☐ Tanks, towers
29. ☐ Other—Specify _____

(Omit cents)

\$ 101,010.00

NONRESIDENTIAL—Describe in detail proposed use of buildings. If use of existing building is being changed, enter proposed use.

SELECTED CHARACTERISTICS OF BUILDING —For new buildings and additions, complete Parts E-L. ALL OTHERS SKIP TO PART IV.

E. PRINCIPAL TYPE OF FRAME

30. ☐ Masonry (wall bearing)
31. ☐ Wood frame
32. ☐ Structural steel
33. ☐ Reinforced concrete
34. ☐ Other—Specify _____

F. PRINCIPAL TYPE OF HEATING

35. ☐ Gas
36. ☐ Oil
37. ☐ Electricity
38. ☐ Other—Specify _____

G. TYPE OF SEWAGE DISPOSAL

39. ☐ Public or private company
40. ☐ Individual (septic tank, etc.)

H. TYPE OF WATER SUPPLY

41. ☐ Public or private company
42. ☐ Individual (well, cistern)

I. EXTERIOR FINISH

43. ☐ Covering of outer walls—Specify _____

44. ☐ Roof covering materials—Specify EPDM MEMBRANE

J. DIMENSIONS

45. Number of stories _____
46. Total square feet of floor area, all floors, based on interior dimensions _____
47. Total land area, sq. ft. _____
- K. NUMBER OF OFF STREET PARKING SPACES**
48. Enclosed _____
49. Outdoors _____

L. RESIDENTIAL BUILDING ONLY

50. Number of bedrooms _____
51. Number of bathrooms— Full _____ Partial _____
52. Total number of rooms _____

PROPOSED WORK

☒ Repair(s)

☐ Alteration(s)

☐ Addition(s)

Will there be a change of USE GROUP associated with the proposed work?

☐ Yes

☐ No

If yes, USE GROUP changed from N/A

to _____

AAB 100

Owner of record: City of Gardner
Individual or Corporation
Address: 95 Pleasant Street
Number Street
Gardner Ma 01440
City or Town State Zip
Authorized Agent:
Print Name
Address:
Number Street
City or Town State Zip
Signature:
Telephone

Registered Architect: Stecalovsky & Hoy Inc
Print Name
Address: 51 North St
Number Street
Hingham Ma 02043
City or Town State Zip
Signature: (781) 749-4160
Telephone
Registration Number: _____ Expiration Date: _____

Registered Professional Engineer:
Print Name
Address:
Number Street
City or Town State Zip
Signature:
Telephone
Registration Number: _____ Expiration Date: _____

Peer Review Engineer:
Print Name
Address:
Number Street
City or Town State Zip
Signature:
Telephone
Registration Number: _____ Expiration Date: _____

Contractor: P.O. Roofing Co, LLC
Print Name
Construction Supervisor License No: CS 074194 Expiration Date: 06/06/2004
Home Improvement Registration No: _____ Expiration Date: _____
Address: 3 Dolge ct
Number Street
Oxford Ma 01540
City or Town State Zip
Signature: Paul Dmedkowski (508) 987-1820
Telephone

AAB 101



The Commonwealth of Massachusetts
Department of Industrial Accidents
Office of Investigations
600 Washington Street
Boston, Mass. 02111

Workers' Compensation Insurance Affidavit

name: Elm Street School

location: 160 Elm Street

city: Gardner, Ma 01440 phone #

☐ I am a homeowner performing all work myself.

☐ I am a sole proprietor and have no one working in any capacity

☒ I am an employer providing workers' compensation for my employees working on this job.

company name: P.O.Roofing Co,LLC

address: 3 Dolge Ct

city: Oxford, Ma 01540 phone #: (508)987-1820

insurance co. Liberty Mutual Ins Co. policy # WC131S333150012

☐ I am a sole proprietor, general contractor, or homeowner (circle one) and have hired the contractors listed below who have the following workers' compensation policies:

company name:

address:

city: phone #:

insurance co. policy #

company name:

address:

city: phone #:

insurance co. policy #

Failure to secure coverage as required under Section 25A of MGL 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one years' imprisonment as well as civil penalties in the form of a STOP WORK ORDER and a fine of \$100.00 a day against me. I understand that a copy of this statement may be forwarded to the Office of Investigations of the DIA for coverage verification.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct.

Signature: Paul Orzechowski Date: 5/28/03

Print name: Paul Orzechowski Phone #: (508)987-1820

official use only do not write in this area to be completed by city or town official

city or town: permit/license # ☐ Building Department

☐ check if immediate response is required

contact person: phone #: ☐ Licensing Board

☐ Selectmen's Office

☐ Health Department

☐ Other

Information and Instructions

Massachusetts General Laws chapter 152 section 25 requires all employers to provide workers' compensation for their employees. As quoted from the "law", an *employee* is defined as every person in the service of another under any contract of hire, express or implied, oral or written.

An *employer* is defined as an individual, partnership, association, corporation or other legal entity, or any two or more of the foregoing engaged in a joint enterprise, and including the legal representatives of a deceased employer, or the receiver or trustee of an individual, partnership, association or other legal entity, employing employees. However the owner of a dwelling house having not more than three apartments and who resides therein, or the occupant of the dwelling house of another who employs persons to do maintenance, construction or repair work on such dwelling house or on the grounds or building appurtenant thereto shall not because of such employment be deemed to be an employer.

MGL chapter 152 section 25 also states that every state or local licensing agency shall withhold the issuance or renewal of a license or permit to operate a business or to construct buildings in the commonwealth for any applicant who has not produced acceptable evidence of compliance with the insurance coverage required. Additionally, neither the commonwealth nor any of its political subdivisions shall enter into any contract for the performance of public work until acceptable evidence of compliance with the insurance requirements of this chapter have been presented to the contracting authority.

Applicants

Please fill in the workers' compensation affidavit completely, by checking the box that applies to your situation and supplying company names, address and phone numbers as all affidavits may be submitted to the Department of Industrial Accidents for confirmation of insurance coverage. Also be sure to sign and date the affidavit. The affidavit should be returned to the city or town that the application for the permit or license is being requested, not the Department of Industrial Accidents. Should you have any questions regarding the "law" or if you are required to obtain a workers' compensation policy, please call the Department at the number listed below.

City or Towns

Please be sure that the affidavit is complete and printed legibly. The Department has provided a space at the bottom of the affidavit for you to fill out in the event the Office of Investigations has to contact you regarding the applicant. Please be sure to fill in the permit/license number which will be used as a reference number. The affidavits may be returned to the Department by mail or FAX unless other arrangements have been made.

The Office of Investigations would like to thank you in advance for your cooperation and should you have any questions, please do not hesitate to give us a call.

The Department's address, telephone and fax number:

The Commonwealth Of Massachusetts
Department of Industrial Accidents
Office of Investigations
600 Washington Street
Boston, Ma. 02111
fax #: (617) 727-7749
phone #: (617) 727-4900 ext. 406, 409 or 375



CONSTRUCTION CONTROL AFFIDAVIT

Project Title: Reroofing and Related Work

Name of Building: Elm Street School

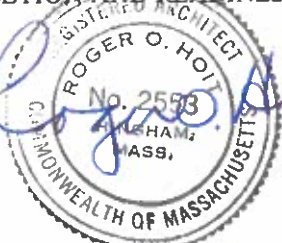
Scope of Project: Reroofing and Related Work

I, Roger O. Hoit of Hingham, MA (Registration No. 2553), being a Registered Architect, hereby certify that I have prepared or directly supervised the preparation of all design plans, computations and specifications concerning the Entire Project.

I certify that I shall perform the necessary professional services and be present on the construction site on a regular basis to determine that the work is proceeding in accordance with the documents approved for the building permit and shall be responsible for the following as specified in Sec. 116.0, but not limited to:

1. Review of shop drawings
2. Review and approval of the quality control procedures for all code-required materials
3. Special architectural or engineering professional inspection of critical materials or construction specified in the accepted engineering practice standards listed in Appendix B.

PURSUANT TO SEC. 116.4, I SHALL SUBMIT A PROGRESS REPORT TOGETHER WITH PERTINENT COMMENTS TO THE BUILDING COMMISSIONER EVERY TWO WEEKS. UPON COMPLETION OF THE WORK, I SHALL SUBMIT A FINAL REPORT AS TO THE SATISFACTORY COMPLETION AND READINESS OF THE PROJECT FOR OCCUPANCY.



Roger O. Hoit
Signature

Subscribed and sworn to before me this 27th day of May 2003

Dana A. Owyne
Notary Public

Comm. Expires 6-20-08



CITY OF GARDNER

MASSACHUSETTS 01440

OFFICE OF THE

BUILDING INSPECTOR

(978) 630-4007
(978) 630-4020
FAX (978) 632-3313

No. 03-690

Certificate of Occupancy
Date May 29, 2003 Fee N/A

BUILDING PERMIT

THIS MAY CERTIFY THAT City of Gardner - Elm St. School
has permission to ERASE ROOF STRENGTH & CO.
situated on 160 Elm St.

provided that the person accepting this permit shall in every respect conform to the terms of the application on file in this office, and to the provisions of the Massachusetts Building Code and shall begin work on said building within six months from the date hereof, and prosecute the work thereon to a speedy completion. Any violation of any of the terms above noted is an immediate revocation of this permit

Contractor P.O. Ross & Co. Inc.
License # C.S. 024194

FINAL APPROVAL

..... Water & Sewer
..... Fire Dept.
..... Inspector of Plumbing
..... Inspector of Wires
8/2/03 [Signature] Building Inspector

INSPECTIONS

Plumbing - Rough
Wiring - Rough
Board of Health
Fire Department
Inspector of Buildings
Foundation & as Built 1.
Framing & Insulation 2.
Final Inspection 3.

Note: And inspection on such other occasions as the building Inspector may designate

Building Inspector requires 24 hour notice before inspection.

**POST THIS CARD SO IT
IS VISIBLE FROM THE STREET**

Inspector of Buildings.

THIS PERMIT MUST BE SIGNED AND RETURNED

The following table shows the results of the experiment. The first column is the time in minutes, the second column is the distance in meters, and the third column is the speed in m/s.

Time (min)	Distance (m)	Speed (m/s)
0	0	0
10	100	1.67
20	200	3.33
30	300	5.00
40	400	6.67
50	500	8.33
60	600	10.00
70	700	11.67
80	800	13.33
90	900	15.00
100	1000	16.67

The data shows that the speed increases linearly with time, indicating constant acceleration. The acceleration is 1.67 m/s².

Report # 8-15-96

FIRE INSPECTION REPORT

Page 1 of 2



GARDNER FIRE DEPARTMENT

Fire Headquarters
GARDNER, MASS. 01440

District _____

FIRE PREVENTION OFFICE

630-4051

Violations Indicated by ☒

LOCATION <u>160 Elm ST</u>		OCCUPANT <u>Elm ST. School</u>		OCCUPANCY	
OWNER <u>CITY OF Gardner</u>	MANAGER	CONSTRUCTION	ROOF	STORIES	TENANTS

A. FLAMMABLE LIQUIDS - GASES - SOLIDS - EXP.

- ☒ Not properly stored handled
- ☐ Excessive amounts on premises
- ☐ Dip tanks, spray booths improper
- ☐ Materials not properly stored
- ☐ Storage area/premises not properly marked
- ☐ Storage prohibited except in fire resistive area or outside bldg.
- ☐ Tank/container location not in accord w/applicable standards
- ☐ Above ground tank storage to be properly marked
- ☐ Valves/dispensing equip. to be approved type & properly maint.
- ☐ Misuse of materials subject to fire and injury to personnel

B. ELECTRIC DISTRIBUTION SYSTEM & APPLIANCES

- ☐ Wiring/switches/plugs - defective to be repaired/replaced
- ☐ Overload/fixtures/panel not in accord w/527 CMR 12.00: Mass. Elec. Code
- ☐ Appliances/motors to be maint. in good working order
- ☐ Wiring improper/temporary-unsafe
- ☐ Elec. wiring/appliances to be U.L./F.M. etc. approved

C. FIRE PROTECTION SYSTEMS & APPLIANCES

- ☐ Standpipe hose/cabinets/valves to be repaired, replaced, obstructed
- ☐ Sprinkler system riser, valves, heads, slamese, hydrants-obstructed inoperative, repair, replace
- ☒ Fire extinguishers-replace, test repair, date tag
- ☐ Stock/merchandise stored too close for system to properly operate
- ☐ Sprinkler system - Wet ☐ Dry ☐
- ☐ Fire extinguisher locations wrong, not properly marked
- ☐ Auto F./P. Systems Non operational/existant
- ☐ Breaches in fire walls, pipe chases

D. HEAT PRODUCING DEVICES & VENTING

- ☐ Defective - to be repaired/replaced
- ☐ Improper/prohibited device - to be repaired/removed
- ☐ Venting - Improper/inadequate
- ☐ Chimney - defective - repair
- ☒ Combustibles stored too close to appliance
- ☐ Inadequate clearance
- ☐ Gas appliances - improper repair/replace

E. EXITS, PASSAGEWAYS, LIFE SAFETY

- ☒ Doors-locked, blocked inoperative swing wrong direction
- ☐ Corridors-passageways, obstructed, defective, improperly maintained
- ☐ Stairs obstructed, defective, improperly maintained
- ☐ Door devices-panic hardware, fusible links, defective, inadequate
- ☐ Exit passageways-inadequately lighted, provide exit lights
- ☐ Exit lights-repair, replace
- ☐ Exit signs-markings inadequate
- ☐ Exits-Snow removal
- ☐ Outside Fire escapes non-existant

F. SIGNS - NOT POSTED - INADEQUATE

- ☐ No smoking
- ☐ Any applicable to F.P. Regs.

G. GENERAL HAZARDS

- ☒ Hazardous accumulation-debris, rubbish, waste material to be properly stored/removed
- ☐ Stock-merchandise improperly stored to retard flame spread
- ☐ Interior finishes-decorations-tents, remove/flameproof
- ☐ Smoke-heat detection system malfunction, repair/replace
- ☐ Ventilating system to be cleaned/repared/installed
- ☐ Aisles, cross aisles to be maint. full width at all times
- ☐ Combustible lint, dust to be removed/disposed of properly
- ☐ Employee smoking area-proper location required

H. LOCATION OF SHUT OFFS

- ☐ Sprinkler _____
- ☐ Gas _____
- ☐ Electric _____
- ☐ Water _____

AAB 108



4. The fourth part of the document discusses the implications of the findings. It suggests that the results have significant implications for the field of study and may lead to further research in this area.

5. The fifth part of the document provides a conclusion and a summary of the key findings. It reiterates the importance of accurate record-keeping and the need for ongoing research in this field.

6. The sixth part of the document includes a list of references and a bibliography. It cites various sources that have been consulted during the research process.

7. The seventh part of the document contains a list of appendices and supplementary materials. These include additional data, charts, and documents that provide further detail on the study.

8. The eighth part of the document includes a list of figures and tables. These are numbered and labeled to correspond with the text and provide a visual representation of the data.

9. The ninth part of the document contains a list of footnotes and endnotes. These provide additional information and clarification on specific points raised in the text.

10. The tenth part of the document includes a list of acknowledgments and a thank you note. It expresses appreciation to the individuals and organizations that have supported the research.

I. OTHERS

1. A valid Fire Department permit will be required for the following _____

2. Premises and equipment in good order. No visible hazards observed this date _____

J. REFERRAL ITEMS

1. Item(s) _____
will be referred to _____

- Dept. for proper disposition.

REMARKS EXIT DOOR'S STICKING - NEED REPAIR = Room 104
TO STAIRWELL - FROM Teacher's BREAK ROOM (RIGHT SIDE EXIT DOOR)
READING Room 3rd Floor - Remove HASP DEVICE FROM DOOR!
COMBUSTIBLES ON OR STORED TO CLOSE TO MACHINERY = Emergency
GENERATOR Room - Kitchen stove TOP. - Room 107 stove TOP.
NO BELT GUARDS ON Blower motor AND NO FIRE
ALARM DETECTION IN Room OFF Room 306
FLAMMABLE RUBBER Cement IN Room 23 - Improper
STORAGE.
Basement PAPER STORAGE - CLEAN UP Room - Remove
WASTE PAPER - CARD BOARD - NON WASTE MATERIAL TO BE
STORED PROPERLY AND MAINTAIN SO. This AREA should
BE GIVEN VERY HIGH PRIORITY FOR CLEAN UP.
ALL PORTABLE FIRE EXTINGUISHERS IN BUILDING
NEED INSPECTIONS - "AUG 96"

INSPECTOR

Thomas P. JALUTKEWICZ

Jaey Keelan
COPY RECEIVED BY

Business Manager

POSITION

CAPTAIN G. F. D.

These above checked violations of Chapter 527 CMR: Board of Fire Prevention Regulations or other hazardous conditions as indicated were observed during an inspection survey of the above premises this date. Your cooperation in correcting the conditions enumerated will be appreciated. Continued violation will subject you to penalties as prescribed by said Fire Prevention Regulations and M. G. L. Ch. 148.

Inspection date 8-15-96

Time In 10:10

Time out 11:45

AAB 110

Time given to remedy

Re-inspection date

Remediated: Yes

No



CITY OF GARDNER
BUILDING DEPARTMENT

Div. of Inspectional Services
115 Pleasant St.
Gardner, MA 01440

OCCUPANCY FEE: _____

PERMIT FEE: _____

TOTAL: N/A

DATE: 11/19/09

CASH/CHECK #: N/A

Fax: (978) 632-3313

Tel: (978) 630-4007

Tel: (978) 630-4020

IMPORTANT – Complete all items. Mark boxes where applicable. PLEASE TYPE OR PRINT IN INK.

Name of Owner: City of Gardner

LOCATION
OF
IMPROVEMENT 100 Elm Street School

Zone	Lot	Map	Permit # <u>10-289</u>	Fee <u>N/A</u>
Use Group		Type Const.	Permit Type	

TYPE AND COST OF BUILDING – All applicants complete Parts A-D

A. TYPE OF IMPROVEMENT

1. ☐ New Building
2. ☐ Addition (if residential, enter number of new housing units added, if any in Part D, 13.) Age _____
3. ☐ Alteration (See 2 above)
4. ☒ Repair, replacement
5. ☐ Moving (relocation)
6. ☐ Foundation only
7. ☐ Demolition

B. OWNERSHIP

1. ☐ Private (individual, corporation, non-profit institution, etc.)
2. ☒ Public (Federal, State, or Local Gov.)

D. PROPOSED USE

RESIDENTIAL

12. ☐ One family
13. ☐ Two or more family
Enter Number of units _____
14. ☐ Transient hotel, motel, or dormitory. Enter number _____
15. ☐ Garage
16. ☐ Carport
17. ☐ Work – Specify _____

NONRESIDENTIAL

18. ☐ Amusement, recreational
19. ☐ Church, other religious
20. ☐ Industrial
21. ☐ Parking garage
22. ☐ Service station, repair garage
23. ☐ Hospital, institutional
24. ☐ Office, Bank, professional
25. ☐ Public utility
26. ☒ School, library, other educational
27. ☐ Stores, mercantile
28. ☐ Tanks, towers
29. ☐ Other – Specify _____

C. COST

(OMIT CENTS)

10. ☐ Value of Improvement \$ 64,000
To be installed but not included
In the above cost.
 - a. Electrical \$ _____
 - b. Plumbing \$ _____
 - c. Heating, air conditioning \$ _____
 - d. Other (elevator, etc.) \$ _____
11. ☐ TOTAL VALUE OF IMPROVEMENT \$ 64,000

NONRESIDENTIAL – Describe in detail proposed use of buildings. If use of existing building is being changed, enter proposed use.

Public School

SELECTED CHARACTERISTICS OF BUILDING – For new buildings and additions, complete Parts E–L. ALL OTHERS SKIP TO PART IV

E. PRINCIPAL TYPE OF FRAME

30. ☐ Masonry (wall bearing)
31. ☐ Wood frame
32. ☐ Structural steel
33. ☐ Reinforced concrete
34. ☐ Other – Specify _____

G. TYPE OF SEWAGE DISPOSAL

39. ☐ Public or private company
40. ☐ Individual (septic tank, etc.)

H. TYPE OF WATER SUPPLY

41. ☐ Public or private company
42. ☐ Individual (well, cistern)

J. DIMENSIONS

45. Number of stories _____
46. Total square foot of floor area, all floors, based on interior dimensions _____
47. Total land area, sq. ft. _____

F. PRINCIPAL TYPE OF HEATING

35. ☐ Gas
36. ☒ Oil
37. ☐ Electricity
38. ☐ Other – Specify _____

I. EXTERIOR FINISH

43. ☐ Covering of outer walls - Specify _____
44. ☐ Roof covering materials - Specify _____

K. NUMBER OF OFF STREET PARKING SPACES

48. Enclosed _____
49. Outdoors _____

L. RESIDENTIAL BUILDING ONLY

50. Number of bedrooms _____
51. Number of bathrooms – Full _____
Partial _____
52. Total number of rooms _____

PROPOSED WORK: Please check ☐ Repair(s) ☐ Alteration(s) ☐ Addition(s)

Will there be a change of USE GROUP associated with the proposed work? ☐ Yes ☐ No If yes, USE GROUP changed from _____

AAB 112

CONSTRUCTION CONTROL AFFIDAVIT

PROJECT NUMBER: Architect's Project 1729
PROJECT TITLE: Replacement of chimney
PROJECT LOCATION: Gardner, Massachusetts
NAME OF BUILDING: Elm Street School
NATURE OF PROJECT: Additions and alterations to remove the existing deteriorated masonry chimney to above the existing roof, to provide a concrete cap and metal chimney on the masonry chimney remaining above the roof, and to provide a horizontal vent for the gas fired water heater on the boiler room floor level.

Designer of Record: Paul S. Lieneck, AIA
Address: 10 Common Road Ashby, Massachusetts 01431-0128
Telephone: (978)386-2473 (978)386-2474 facsimile

IN ACCORDANCE WITH SECTION 116, 780 CMR THE MASSACHUSETTS STATE BUILDING CODE, I, Paul S. Lieneck, AIA Registration 4661 BEING A REGISTERED PROFESSIONAL Architect HEREBY CERTIFY THAT I HAVE PREPARED OR DIRECTLY SUPERVISED THE PREPARATION OF DESIGN DRAWINGS, COMPUTATIONS AND SPECIFICATIONS CONCERNING:

ENTIRE PROJECT yes ARCHITECTURAL STRUCTURAL MECHANICAL
FIRE PROTECTION ELECTRICAL OTHER (specify)

FOR THE PROJECT AND THAT, TO THE BEST OF MY KNOWLEDGE, UNDERSTANDING, AND BELIEF, THE DRAWINGS, COMPUTATIONS, AND SPECIFICATIONS MEET THE APPLICABLE PROVISIONS OF THE MASSACHUSETTS STATE BUILDING CODE, ACCEPTABLE ENGINEERING PRACTICES, AND APPLICABLE LAWS AND ORDINANCES FOR THE PROPOSED USE AND OCCUPANCY. I FURTHER CERTIFY THAT I SHALL BE PRESENT ON THE CONSTRUCTION SITE ON A REGULAR AND PERIODIC BASIS, TO DETERMINE THAT THE WORK IS PROCEEDING IN ACCORDANCE WITH THE DOCUMENTS APPROVED FOR THE BUILDING PERMIT.

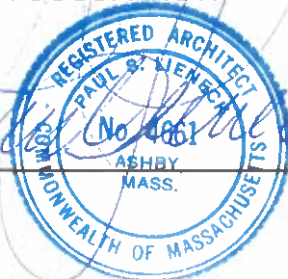
I FURTHER CERTIFY THAT I SHALL PERFORM THE FOLLOWING AS SPECIFIED IN SECTION 116.2.2, AS APPLICABLE FOR THE PORTION OF THE WORK FOR WHICH I BEAR RESPONSIBILITY:

Review, for conformance to the design concept, shop drawings, samples and other submittals of the contractor as required by the construction contract documents.

Review and approval of the quality control procedures for code required controlled materials.

Be present at the site to become generally familiar with the progress of the work and to determine, in general, if the work is being performed in a manner consistent with the construction documents.

UPON COMPLETION OF THE WORK, I SHALL SUBMIT A FINAL REPORT AS TO THE SATISFACTORY COMPLETION OF THE WORK AND AS TO THE READINESS OF THE PROJECT FOR OCCUPANCY.





CITY OF GARDNER
BUILDING DEPARTMENT

Div. of Inspectional Services
115 Pleasant St.
Gardner, MA 01440

OCCUPANCY FEE: _____

PERMIT FEE: _____

TOTAL: N/A

DATE: 11/19/09

CASH/CHECK #: N/A

Fax: (978) 632-3313

Tel: (978) 630-4007

Tel: (978) 630-4020

IMPORTANT – Complete all items. Mark boxes where applicable. PLEASE TYPE OR PRINT IN INK.

Name of Owner: <u>City of Gardner</u>	Zone _____	Lot _____	Map _____	Permit # <u>12-277</u>	Fee <u>N/A</u>
LOCATION OF IMPROVEMENT: <u>100 Elm Street School</u>	Use Group _____		Type Const. _____	Permit Type _____	

TYPE AND COST OF BUILDING – All applicants complete Parts A-D

A. TYPE OF IMPROVEMENT 1. ☐ New Building 2. ☐ Addition (if residential, enter number of new housing units added, if any in Part D, 13.) Age _____ 3. ☐ Alteration (See 2 above) 4. ☒ Repair, replacement 5. ☐ Moving (relocation) 6. ☐ Foundation only 7. ☐ Demolition	D. PROPOSED USE RESIDENTIAL 12. ☐ One family 13. ☐ Two or more family Enter Number of units _____ 14. ☐ Transient hotel, motel, or dormitory. Enter number _____ 15. ☐ Garage 16. ☐ Carport 17. ☐ Work – Specify _____ _____ _____ _____	NONRESIDENTIAL 18. ☐ Amusement, recreational 19. ☐ Church, other religious 20. ☐ Industrial 21. ☐ Parking garage 22. ☐ Service station, repair garage 23. ☐ Hospital, institutional 24. ☐ Office, Bank, professional 25. ☐ Public utility 26. ☒ School, library, other educational 27. ☐ Stores, mercantile 28. ☐ Tanks, towers 29. ☐ Other – Specify _____
B. OWNERSHIP 1. ☐ Private (individual, corporation, non-profit institution, etc.) 2. ☒ Public (Federal, State, or Local Gov.)		

C. COST 10. ☐ Value of Improvement \$ <u>64,000</u> To be installed but not included in the above cost. a. Electrical \$ _____ b. Plumbing \$ _____ c. Heating, air conditioning \$ _____ d. Other (elevator, etc.) \$ _____ 11. TOTAL VALUE OF IMPROVEMENT \$ <u>64,000</u>	(OMIT CENTS) _____ _____ _____ _____ _____	NONRESIDENTIAL – Describe in detail proposed use of buildings. If use of existing building is being changed, enter proposed use. <u>Public School</u> _____ _____ _____ _____ _____
--	--	--

SELECTED CHARACTERISTICS OF BUILDING – For new buildings and additions, complete Parts E-L. ALL OTHERS SKIP TO PART IV

E. PRINCIPAL TYPE OF FRAME 30. ☐ Masonry (wall bearing) 31. ☐ Wood frame 32. ☐ Structural steel 33. ☐ Reinforced concrete 34. ☐ Other – Specify _____	G. TYPE OF SEWAGE DISPOSAL 39. ☐ Public or private company 40. ☐ Individual (septic tank, etc.) H. TYPE OF WATER SUPPLY 41. ☐ Public or private company 42. ☐ Individual (well, cistern)	J. DIMENSIONS 45. Number of stories _____ 46. Total square foot of floor area, all floors, based on interior dimensions _____ 47. Total land area, sq. ft. _____
F. PRINCIPAL TYPE OF HEATING 35. ☐ Gas 36. ☒ Oil 37. ☐ Electricity 38. ☐ Other – Specify _____	I. EXTERIOR FINISH 43. ☐ Covering of outer walls - Specify _____ 44. ☐ Roof covering materials - Specify _____	K. NUMBER OF OFF STREET PARKING SPACES 48. Enclosed _____ 49. Outdoors _____
		L. RESIDENTIAL BUILDING ONLY 50. Number of bedrooms _____ 51. Number of bathrooms – Full _____ Partial _____ 52. Total number of rooms _____

PROPOSED WORK: Please check ☐ Repair(s) ☐ Alteration(s) ☐ Addition(s)

Will there be a change of USE GROUP associated with the proposed work? ☐ Yes ☐ No If yes, USE GROUP changed from _____

AAB 114

Owner of record:

Individual or Corporation

Address:

Number Street

City or Town

State

Zip

Authorized Agent:

Print Name

Address:

Number Street

City or Town

State

Zip

SIGNATURE:

TELEPHONE #

Registered Architect:

Paul Liguish
Print Name

Address:

10 Common Road
Number Street

Ashby MA 01431-0128
City or Town State Zip

SIGNATURE:

TELEPHONE #

REGISTRATION #:

EXPIRATION DATE:

Registered Professional Engineer:

Print Name

Address:

Number Street

City or Town

State

Zip

SIGNATURE:

TELEPHONE #

REGISTRATION #:

EXPIRATION DATE:

Per Review Engineer:

Print Name

Address:

Number Street

City or Town

State

Zip

SIGNATURE:

TELEPHONE #

REGISTRATION #:

EXPIRATION DATE:

Contractor:

D Wayne Contracting Inc
Print Name

Instruction Supervisor License Number:

14093

Expiration Date: 7/24/11

Home Improvement Registration Number:

Expiration Date:

Address:

PO Box 1327 397 Redemption Rock Trail
Number Street

Sterling MA 01564
City or Town State Zip

SIGNATURE:

TELEPHONE # 978 422-8075

AAB 115

CONSTRUCTION CONTROL AFFIDAVIT

PROJECT NUMBER: Architect's Project 1729
PROJECT TITLE: Replacement of chimney
PROJECT LOCATION: Gardner, Massachusetts
NAME OF BUILDING: Elm Street School
NATURE OF PROJECT: Additions and alterations to remove the existing deteriorated masonry chimney to above the existing roof, to provide a concrete cap and metal chimney on the masonry chimney remaining above the roof, and to provide a horizontal vent for the gas fired water heater on the boiler room floor level.

Designer of Record: Paul S. Lieneck, AIA
Address: 10 Common Road Ashby, Massachusetts 01431-0128
Telephone: (978)386-2473 (978)386-2474 facsimile

IN ACCORDANCE WITH SECTION 116, 780 CMR THE MASSACHUSETTS STATE BUILDING CODE, I, Paul S. Lieneck, AIA Registration 4661 BEING A REGISTERED PROFESSIONAL Architect HEREBY CERTIFY THAT I HAVE PREPARED OR DIRECTLY SUPERVISED THE PREPARATION OF DESIGN DRAWINGS, COMPUTATIONS AND SPECIFICATIONS CONCERNING:

ENTIRE PROJECT yes ARCHITECTURAL STRUCTURAL MECHANICAL
FIRE PROTECTION ELECTRICAL OTHER (specify)

FOR THE PROJECT AND THAT, TO THE BEST OF MY KNOWLEDGE, UNDERSTANDING, AND BELIEF, THE DRAWINGS, COMPUTATIONS, AND SPECIFICATIONS MEET THE APPLICABLE PROVISIONS OF THE MASSACHUSETTS STATE BUILDING CODE, ACCEPTABLE ENGINEERING PRACTICES, AND APPLICABLE LAWS AND ORDINANCES FOR THE PROPOSED USE AND OCCUPANCY. I FURTHER CERTIFY THAT I SHALL BE PRESENT ON THE CONSTRUCTION SITE ON A REGULAR AND PERIODIC BASIS, TO DETERMINE THAT THE WORK IS PROCEEDING IN ACCORDANCE WITH THE DOCUMENTS APPROVED FOR THE BUILDING PERMIT.

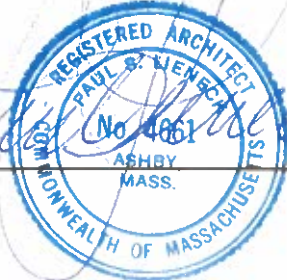
I FURTHER CERTIFY THAT I SHALL PERFORM THE FOLLOWING AS SPECIFIED IN SECTION 116.2.2, AS APPLICABLE FOR THE PORTION OF THE WORK FOR WHICH I BEAR RESPONSIBILITY:

Review, for conformance to the design concept, shop drawings, samples and other submittals of the contractor as required by the construction contract documents.

Review and approval of the quality control procedures for code required controlled materials.

Be present at the site to become generally familiar with the progress of the work and to determine, in general, if the work is being performed in a manner consistent with the construction documents.

UPON COMPLETION OF THE WORK, I SHALL SUBMIT A FINAL REPORT AS TO THE SATISFACTORY COMPLETION OF THE WORK AND AS TO THE READINESS OF THE PROJECT FOR OCCUPANCY.







The Commonwealth of Massachusetts

Department of Public Safety

Massachusetts State Building Code, 780 CMR, 8th Edition

Building Permit Application for any Building other than a One- or Two-Family Dwelling
Gardner Building Dept. 115 Pleasant St. Rm. 101, Gardner, MA 01440 phone 978-630-4007 fax 978-632-3313



(This Section For Official Use Only)

Building Permit Number: B-16-361 Date Applied: _____ Building Official: J. Cooke

I certify that the owner of record below is not delinquent in payments to the City of Gardner, MA under any circumstances.

Tax Collector: N/A Date: _____

SECTION 1: LOCATION (Please indicate Parcel ID and Lot # for locations for which a street address is not available)

No. and Street: 160 Elm Street Gardner, MA 01440 Parcel ID: R22-3-26
Name of Building (if applicable): Elm Street School Zoning District: SFR1 Assessor: _____

SECTION 2: PROPOSED WORK

If New Construction check here ☐ or check all that apply in the two rows below

Existing Building ☒ Repair ☐ Alteration ☐ Addition ☐ Demolition ☐ (Please fill out and submit Appendix 1)

Change of Use ☐ Change of Occupancy ☐ Other ☒ Specify: Window Replacement

Are building plans and/or construction documents being supplied as part of this permit application? Yes ☐ No ☐

Is an Independent Structural Engineering Peer Review required? Yes ☐ No ☐

Brief Description of Proposed Work: Exempt from 521 CMR

SECTION 3: COMPLETE THIS SECTION IF EXISTING BUILDING UNDERGOING RENOVATION, ADDITION, OR CHANGE IN USE OR OCCUPANCY

Check here if an Existing Building Investigation and Evaluation is enclosed (See 780 CMR 34) ☐

Existing Use Group(s): _____ Proposed Use Group(s): _____

SECTION 4: BUILDING HEIGHT AND AREA

	Existing	Proposed
No. of Floors/Stories (include basement levels) & Area Per Floor (sq. ft.)	4	
Total Area (sq. ft.) and Total Height (ft.)		

SECTION 5: USE GROUP (Check as applicable)

A: Assembly A-1 ☐ A-2 ☐ Nightclub ☐ A-3 ☐ A-4 ☐ A-5 ☐ B: Business ☐ E: Educational ☒
F: Factory F-1 ☐ F-2 ☐ H: High Hazard H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5 ☐
I: Institutional I-1 ☐ I-2 ☐ I-3 ☐ I-4 ☐ M: Mercantile ☐ R: Residential R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐
S: Storage S-1 ☐ S-2 ☐ U: Utility ☐ Special Use ☐ and please describe below:

Special Use:

SECTION 6: CONSTRUCTION TYPE (Check as applicable)

IA ☐ IB ☐ IIA ☐ IIB ☒ IIIA ☐ IIIB ☐ IV ☐ VA ☐ VB ☐

SECTION 7: SITE INFORMATION (refer to 780 CMR 111.0 for details on each item)

Water Supply: Public ☒ Private ☐	Flood Zone Information: Check if outside Flood Zone ☐ or identify Zone: _____	Sewage Disposal: Indicate municipal ☐ or on site system ☐	Trench Permit: A trench will not be required ☒ or trench permit is enclosed ☐	Debris Removal: Licensed Disposal Site ☐ or specify: _____
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Railroad right-of-way:
Not Applicable ☒
or Consent to Build enclosed ☐

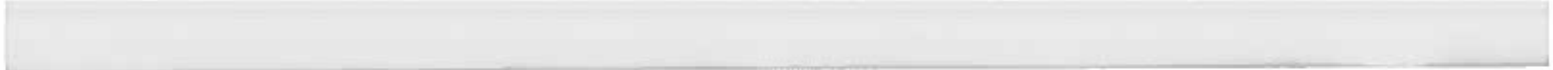
Hazards to Air Navigation:
Is Structure within airport approach area?
Yes ☐ or No ☒

MA Historic Commission Review Process:
Is their review completed?
Yes ☐ No ☐ Not Applicable ☒

SECTION 8: CONTENT OF CERTIFICATE OF OCCUPANCY

Edition of Code: _____ Use Group(s): _____ Type of Construction: _____ Occupant Load per Floor: _____

Does the building contain an Sprinkler System?: _____ Special Stipulations: _____



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SECTION 9: PROPERTY OWNER AUTHORIZATION

Name and Address of Property Owner

City of Gardner/Gardner Public Schools 70 Waterford Street Gardner MA 01440
 Name (Print) Street Address City/Town State Zip

Property Owner Contact Information:

Dennis Clemons 978 - 632 - 1000 - clemonsd@gardnerk12.org
 Title Telephone (business) Telephone (cell) e-mail address

If applicable, the property owner hereby authorizes:

Name Street Address City/Town State Zip Telephone
 to act on the property owner's behalf, in all matters relative to work authorized by this building permit application.

SECTION 10: CONSTRUCTION CONTROL (Please fill out Appendix 2)

(If building is less than 35,000 cu. ft. of enclosed space and/or not under Construction Control then check here ☐ and skip Section 10.1)

10.1 Registered Professional Responsible for Construction Control

Janis Mamayek	617-451 - 3333	jmamayek@iconarch.com	7399
Name (Registrant)	Telephone	e-mail address	Registration Number
101 Summer Street	Boston	MA 02110	08/31/16
Street Address	City/Town	State Zip	Discipline Expiration Date

10.2 General Contractor

Lockheed Window Corp.
 Company Name

Michael S. Kosiver	CS-062749	04/26/2017
Name of Person Responsible for Construction	License No. and Type, if Applicable	Expiration Date
PO Box 166, Route 100	Pascoag	RI 02859
Street Address	City/Town	State Zip
401-568-3061	mskosiver@lockheedwindow.com	
Telephone (business)	Telephone (cell)	e-mail address

SECTION 11: WORKERS' COMPENSATION INSURANCE AFFIDAVIT (M.G.L. c. 152, § 25C(6))

A Workers' Compensation Insurance Affidavit from the MA Department of Industrial Accidents must be completed and submitted with this application. Failure to provide this affidavit will result in the denial of the issuance of the building permit. Is a signed Affidavit submitted with this application? Yes ☒ No ☐

SECTION 12: CONSTRUCTION COSTS AND PERMIT FEE

Item	Estimated Costs: (Labor and Materials)	Total Construction Cost (from Item 6) = \$ 1,594,000.00
1. Building	\$ 1,594,000.00	Building Permit Fee = Total Construction Cost x .005 = \$ <u>7970.00</u> <i>waved</i> Note: Minimum fee = \$ _____ (contact Gardner Building Department at 978-630-4007) Enclose check payable to the City of Gardner and write check number here: <u>Building Permit Fee is Waved</u>
2. Electrical	\$	
3. Plumbing	\$	
4. Mechanical (HVAC)	\$	
5. Mechanical (Other)	\$	
6. Total Cost	\$ 1,594,000.00	

SECTION 13: SIGNATURE OF BUILDING PERMIT APPLICANT

By entering my name below, I hereby attest under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

Michael S. Kosiver	President	4/7/16
Please print and sign name	Title	Date
PO Box 166, Route 100	Pascoag	RI 02859
Street Address	City/Town	State Zip
		401-568-3061
		Telephone

Municipal Inspector to fill out this section upon application approval:

[Signature] 31 MAY 2016
 Name Date



The Commonwealth of Massachusetts
Department of Industrial Accidents
Office of Investigations
600 Washington Street
Boston, MA 02111
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: Builders/Contractors/Electricians/Plumbers
Applicant Information **Please Print Legibly**

Name (Business/Organization/Individual): Lockheed Window Corp.

Address: PO Box 166, Route 100

City/State/Zip: Pascoag, RI 02859

Phone #: (401) 568-3061

Are you an employer? Check the appropriate box:

1. ☒ I am a employer with ^{Lockheed} Window Corp. employees (full and/or part-time).*
2. ☐ I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required.]
3. ☐ I am a homeowner doing all work myself. [No workers' comp. insurance required.] †

4. ☐ I am a general contractor and I have hired the sub-contractors listed on the attached sheet. These sub-contractors have employees and have workers' comp. insurance. ‡
5. ☐ We are a corporation and its officers have exercised their right of exemption per MGL c. 152, §1(4), and we have no employees. [No workers' comp. insurance required.]

Type of project (required):

6. ☐ New construction
7. ☐ Remodeling
8. ☐ Demolition
9. ☐ Building addition
10. ☐ Electrical repairs or additions
11. ☐ Plumbing repairs or additions
12. ☐ Roof repairs
13. ☒ Other Window Replacement

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

† Homeowners who submit this affidavit indicating they are doing all work and then hire outside contractors must submit a new affidavit indicating such.

‡ Contractors that check this box must attached an additional sheet showing the name of the sub-contractors and state whether or not those entities have employees. If the sub-contractors have employees, they must provide their workers' comp. policy number.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy and job site information.

Insurance Company Name: Beacon Mutual Insurance

Policy # or Self-ins. Lic. #: 18447

Expiration Date: 01/01/2017

Job Site Address: 160 Elm Street

City/State/Zip: Gardner, MA 01440

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date). Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct.

Signature: Michael S. Kosiver, PRES.
Michael S. Kosiver, President
Phone #: (401) 568-3061

Date: 4/7/16

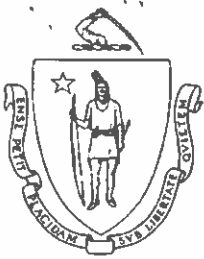
Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (circle one):

1. Board of Health 2. Building Department 3. City/Town Clerk 4. Electrical Inspector 5. Plumbing Inspector
6. Other _____

Contact Person: _____ Phone #: _____



Initial Construction Control Document

To be submitted with the building permit application by a
Registered Design Professional
for work per the 8th edition of the
Massachusetts State Building Code, 780 CMR, Section 107

Project Title: Window & Door Replacement Date: 21 March 2016

Property Address: 160 Elm Street Gardner, MA 01440

Project: Check (x) one or both as applicable: New construction XX Existing Construction

Project description: Window & Door Replacement, in accordance with MSBA Accelerated Repair Program

I, Janis B Mamayek, MA Registration Number: 7399 Expiration date: 8/31/2016, am a *registered design professional*, and I have prepared or directly supervised the preparation of all design plans, computations and specifications concerning:

X	Architectural	Structural	Mechanical
	Fire Protection	Electrical	Other:

for the above named project and that to the best of my knowledge, information, and belief such plans, computations and specifications meet the applicable provisions of the Massachusetts State Building Code, (780 CMR), and accepted engineering practices for the proposed project. I understand and agree that I (or my designee) shall perform the necessary professional services and be present on the construction site on a regular and periodic basis to:

1. Review, for conformance to this code and the design concept, shop drawings, samples and other submittals by the contractor in accordance with the requirements of the construction documents.
2. Perform the duties for registered design professionals in 780 CMR Chapter 17, as applicable.
3. Be present at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the work and to determine if the work is being performed in a manner consistent with the approved construction documents and this code.

Nothing in this document relieves the contractor of its responsibility regarding the provisions of 780 CMR 107.

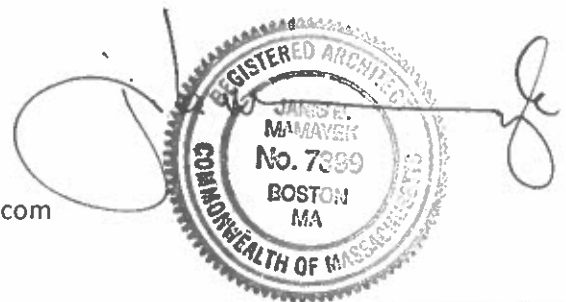
When required by the building official, I shall submit field/progress reports (see item 3.) together with pertinent comments, in a form acceptable to the building official.

Upon completion of the work, I shall submit to the building official a 'Final Construction Control Document'.

Enter in the space to the right a "wet" or electronic signature and seal:

Phone number: 617-451-3333

Email: jmamayek@icoanrch.com



Building Official Use Only

Building Official Name: Permit No.: Date:

Note 1. Indicate with an 'x' project design plans, computations and specifications that you prepared or directly supervised. If 'other' is chosen, provide a description.



Massachusetts - Department of Public Safety
Board of Building Regulations and Standards
Construction Supervisor
License: **CS-062749**

MICHAEL S KOSIVER
RT 100
PO BOX 166
Pascoag RI 02859



Thomas D. Bligh
Commissioner



Expiration
04/26/2017



WINDOW CORP.

"Where Quality Rules"
Since 1955

P.O. Box 166 - Route 100 - Pascoag, Rhode Island 02859

Phone: (401) 568-3061

FAX: (401) 568-2273 (Manufacturing Sales)

FAX: (401) 568-7270 (Commercial Sales / Engineering)

www.lockheedwindow.com

04/06/16

City of Gardner
Building Department
115 Pleasant Street
Gardner, MA 01440

Re: Elm Street School
Gardner, MA
Building Permit

To Whom It May Concern,

I authorize Michele Marchand to pick up the building permit for the Elm Street School located at 160 Elm Street, Gardner, MA using Lockheed Window Corp's. Contractor's License.

If you have any questions please feel free to contact me.

Very Truly Yours,
LOCKHEED WINDOW CORP.

Michael S. Kosiver
President

OWNER-CONTRACTOR AGREEMENT

THIS AGREEMENT, made this 26th day of October 2015, by and between the City of Gardner, hereinafter called "OWNER," acting herein by and through its Mayor, and Lockheed Window Corp. having a principal place of business located in 925 South Main Street, Pascoag, RI 02859, hereinafter called "CONTRACTOR."

For and in consideration of the mutual covenants, contracts and provisions contained herein, the receipt and sufficiency of which are hereby acknowledged, the OWNER and CONTRACTOR hereby agree as follows:

I. The CONTRACTOR shall commence and complete the project described as follows: Window & Door Replacement, Elm Street Elementary School, hereinafter called the Project, all as more particularly described in the Contract Documents as defined hereinafter. CONTRACTOR shall, at CONTRACTOR'S sole and exclusive cost and expense furnish all the materials, supplies, machinery equipment, tools, superintendence, labor, insurance, and other accessories and services necessary to complete the said Project in accordance with the terms, conditions and prices stated in Section 00 41 13 FORM OF GENERAL BID, GENERAL CONDITIONS, the plans, which include all maps, plates, blue prints, and the specifications and Contract Documents as prepared by the Owner and CONTRACTOR shall perform all Work required by or reasonably inferable from the Contract Documents. The Work performed hereunder shall be rendered in conformity with the standards of the trade and shall be professional and of the highest fabrication and installation quality in all respects. Substandard fabrication and/or installation quality shall be deemed a breach of this Contract.

II. The OWNER shall pay the CONTRACTOR the sum of One Million Five Hundred Ninety Four Thousand Dollars (\$ 1,594,000.00) for the performance of the Work, the completion of the Project, and all extra work in connection therewith, all as more particularly described in the Contract Documents, as that term is defined hereinafter. Payments shall be made in conformity with the schedule required by statute. The OWNER agrees to pay the CONTRACTOR in current funds for the performance of the Contract, subject to additions and deductions, as provided in Article 9 of Section 00700, GENERAL CONDITIONS, and to make payments on account thereof as also provided therein.

The contract amount set forth herein includes all extra work in connection therewith.

III. The CONTRACTOR hereby agrees to commence work under this Contract on or before a date to be specified in a written "Notice to Proceed" of the OWNER.

IV. The CONTRACTOR further agrees to substantially complete the project no later than August 26, 2016.

V. The CONTRACTOR further agrees to pay as liquidated damages the sum of \$1,500.00 for each consecutive calendar day after the required date of substantial completion that the work remains not substantially complete, as provided in the OWNER'S RIGHT TO CARRY OUT WORK (3.3) provisions of GENERAL CONDITIONS. Notwithstanding anything to the contrary in the Contract Documents, Owner may, at its sole election, including in the event liquidated damages are deemed unenforceable, elect to withhold from Contractor the Owner's estimate of its actual damages resulting from the failure of Contractor to achieve substantial completion within the time stated in the Contract Documents. The

OWNER-CONTRACTOR AGREEMENT

damages referenced in this Section V are in addition to and not in limitation of any other rights and remedies available to Owner.

VI. The CONTRACTOR agrees not to discriminate against or exclude any person from participation herein on grounds of race, religion, color, sex, age or national origin; and that it shall take affirmative actions to insure that applicants are employed, and that employees are treated during their employment, without regard to race, religion, color, sex, age, handicapped status, or national origin.

VII. The CONTRACTOR agrees not to participate in or cooperate with an international boycott, as defined in Section 999 (b)(3) and (4) of the Internal Revenue Code of 1954, as amended, or engage in conduct declared to be unlawful by Section 2 of Chapter 151E of the Massachusetts General Laws.

VIII. The work of this Contract is funded, in part, by the Massachusetts School Building Authority (the "Authority"). The CONTRACTOR agrees to comply fully with all requirements of the Authority in connection with the work and the Project and with all requests and requirements of the OWNER in connection therewith.

IX. The CONTRACTOR shall observe and obey all federal, state and local laws, regulations, ordinances, codes, statutes, orders and directives and any and all other applicable provisions of law.

X. The CONTRACTOR agrees to abide by all policies and procedures of the OWNER with respect to the Massachusetts Conflict of Interest law, M.G.L. c. 268A, and to the extent that the same is applicable, the CONTRACTOR shall comply in all respects to such statute.

XI. Not Used.

XII. The CONTRACTOR acknowledges and agrees, in addition to all other insurance requirements set forth in the Agreement, the CONTRACTOR shall comply with the insurance requirements imposed by the Authority, all as more particularly set forth in the Supplemental General Conditions to the Contract.

XIII. The CONTRACTOR hereby certifies, under penalties of perjury, as follows:

- A. That the CONTRACTOR has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.
- B. Not Used.
- C. That the CONTRACTOR is not presently debarred from doing public construction work in the Commonwealth under the provisions of M.G.L. c. 29, s. 29F, or any other applicable debarment provisions of any other chapter of the General Laws or any rule or regulation promulgated thereunder and is not presently debarred from doing public construction work by any agency of the United States.
- D. The Contractor certifies that all employees to be employed at the worksite will have successfully completed a course in construction safety and health approved by the United States Occupational Safety and Health Administration that is at least 10 hours in duration at the time the employee

OWNER-CONTRACTOR AGREEMENT

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begins work and who shall furnish documentation of successful completion of said course with the first certified payroll report for each employee.

- E. Not Used.
 - F. The Contractor certifies that he is able to furnish labor that can work in harmony with all other elements of labor employed, or to be employed on the work and that they will comply fully with all laws and regulations applicable to awards made subject to M.G.L. c. 149, section 44A.
 - G. Contractor represents and warrants that it is lawfully authorized to enter this Agreement and a copy of the corporate vote authorizing the execution of this Agreement is attached hereto and incorporated herein by reference.
 - H. Contractor warrants and represents that it has received certification by the Division of Capital Asset Management and Maintenance in Doors and Windows.
- XIV. Miscellaneous Provisions.
- A. Terms used in this Agreement which are defined in the General or Supplemental General Conditions of the Contract shall have the meanings designated therein.
 - B. This Agreement, and the rights and obligations hereunder, may not be assigned by the CONTRACTOR without the prior written consent of the OWNER, which may be withheld or delayed in the OWNER'S sole and exclusive discretion.
 - C. The "Contract Documents" consist of the Owner-Contractor Agreement (the "Agreement"), the Conditions of the Contract (General, Supplemental and other Conditions), the Drawings, the Plans and Specifications (the "Specifications"), the Bidding Documents such as the Advertisement or Invitation to Bid, the Instructions to Bidders, sample forms, the Contractor's Bid, and portions of Addenda relating to any of these, all Addenda issued prior to execution of the Agreement and all Modifications issued after execution of the Agreement, and any other documents, exhibits and attachments to any of the same or specifically enumerated in the Contract, and all applicable laws, ordinances and regulations (together, hereinafter, the "Contract" or "Contract Documents"). All components of the Contract Documents are as fully a part of the Contract as if attached to this Agreement or herein repeated. The Contract Documents constitute the full and final agreement between the parties and there are no agreements other than those contained therein or incorporated therein by reference. The Contract Documents also include any additional or other documents referenced in Section 1.1.1 of the General Conditions.
 - D. The Owner or its designee, the Governor or Governor's designee, the Secretary of Administration and Finance, and the state Auditor or Auditor's designee shall have the right at reasonable times and on reasonable notice to examine the books, records, and other compilations of data of the Contractor which pertain to the performance of the provisions and requirements of this Contract.
 - E. This Agreement and the Contract shall be construed in accordance with and governed by the laws of the Commonwealth of Massachusetts. Any provision of the Contract which is inconsistent with

OWNER-CONTRACTOR AGREEMENT

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state law shall be given no force or effect. In the event that a provision is deemed to be unlawful, it shall be severed from the Contract and, at the option of the OWNER, the balance of the provision and/or the Contract shall continue in full force and effect.

- F. It is hereby expressly acknowledged and understood that the Contractor, its agents, servants, employees and representatives are independent contractors with regard to the performance of the Contract. Nothing in the Contract with the Contractor shall in any way be construed to constitute or create any agency or employment relationship between the Contractor or any of its employees, agents, representatives or servants, on the one hand, and the Owner, on the other hand.
- G. Contractor assumes responsibility for payment of all taxes, withholdings and contributions imposed or required under federal, state or local unemployment insurance, social security, workers' compensation and income tax laws with respect to employees engaged by Contractor to render services pursuant to the Contract. In addition to and not in limitation of any other rights and remedies available to Owner, Contractor agrees to hold harmless and indemnify the Owner, its officials, member towns, school committees, servants, insurers, employees, attorneys and volunteers, jointly and severally, against any and all claims, causes of action, loss and/or damage arising out of and/or claimed to arise from Contractor's payment or non-payment of such taxes or contributions, including all reasonable costs of defense.
- H. The failure by Owner to insist upon a strict performance of or adherence to any term, covenant or condition of the Contract on any occasion or occasions shall not be construed as a waiver or relinquishment thereof nor shall any such failure deprive the party of the right to insist thereafter upon strict adherence to that term, covenant or condition or any other term, covenant or condition contained in the Contract.
- I. Any amendment to this Agreement or the Contract must be in writing signed by all parties to the Contract.

OWNER-CONTRACTOR AGREEMENT



City of Gardner, MA
Owner-Contractor Agreement

Elm Street School
Window & Door Replacement

Approved as to Form:

By _____
(Owner's Counsel)

In accordance with M.G.L. C.44, Section 31C, this is to certify that an appropriation in the amount of this contract is available therefor and that the City of Gardner has been authorized to execute the contract and approve all requisitions and change orders.

By John Richard
(Owner's Accountant)

B4 DORD 9411

John Richard
(Name)

Maya Delaney
PROCUREMENT OFFICER who certifies that the services or supplies
purchased or leased pursuant to this contract were, to the best of his belief
and knowledge, procured pursuant to the procurement laws of the
Commonwealth to the extent such laws apply.

OWNER-CONTRACTOR AGREEMENT

NR

AAB 138

Client#: 33189

LOCKHWIN

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/24/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER; AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Starkweather & Shepley PO Box 549 Providence, RI 02901-0549 401 435-3600		CONTACT NAME: Vicki Signore PHONE (A/C No. Ext): 401 435-3600 FAX (A/C No.): 401-431-9632 E-MAIL ADDRESS: vsignore@starshp.com															
INSURED Lockheed Window Corp. P.O. Box 166; 925 South Main Street Pascoag, RI 02859		INSURER(S) AFFORDING COVERAGE <table border="1"> <tr> <th>INSURER</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Hanover Insurance Co</td> <td>22292</td> </tr> <tr> <td>INSURER B: Beacon Mutual Ins Co</td> <td>24017</td> </tr> <tr> <td>INSURER C: Westchester Surplus Lines Ins</td> <td></td> </tr> <tr> <td>INSURER D: Argonaut Insurance Co</td> <td>14095</td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>		INSURER	NAIC #	INSURER A: Hanover Insurance Co	22292	INSURER B: Beacon Mutual Ins Co	24017	INSURER C: Westchester Surplus Lines Ins		INSURER D: Argonaut Insurance Co	14095	INSURER E:		INSURER F:	
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INSURER E:																	
INSURER F:																	

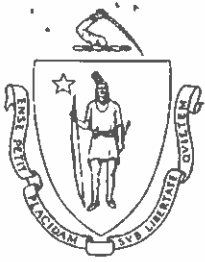
COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:		
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR. LTR.	TYPE OF INSURANCE	ADD. SUBR. INSR. DATED	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR PER WRITTEN CONTRACT OR AGREEMENT GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC.	Y	ZBE9175192	07/01/2015	07/01/2016	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$15,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMPOP AGG \$4,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ ALL OWNED AUTOS ☒ HIRED AUTOS ☒ SCHEDULED AUTOS NON-OWNED AUTOS ☒ Drive Oth Car	Y	AWE9175190	07/01/2015	07/01/2016	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☐ RETENTION \$	Y	UHE9175193	07/01/2015	07/01/2016	EACH OCCURRENCE \$20,000,000 AGGREGATE \$20,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		18447	01/01/2016	01/01/2017	WC STATUTORY LIMITS OTH-ER
D	ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	WC928108265054	01/01/2016	01/01/2017	E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
C	Pollution		G2746760A	07/01/2015	07/01/2016	SEE LIMIT BELOW
A	Installation Floater		ZBE9175192	07/01/2015	07/01/2016	\$600,000 Any One Site

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 PPOLLUTION LIABILITY - \$3,000,000. GENERAL AGGRGATE; \$3,000,000. EACH POLLUTION CONDITION

Project: Window and Door Replacement, Elm Street School, 160 Elm Street, Gardner, MA
 City of Gardner, Hill International, Inc. and Icon Architecture, Inc. are included as additional insureds as per written contract or agreement with respects to the above captioned project.

CERTIFICATE HOLDER City of Gardner 95 Pleasant Street Gardner, MA 01440	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Initial Construction Control Document

To be submitted with the building permit application by a
Registered Design Professional
for work per the 8th edition of the
Massachusetts State Building Code, 780 CMR, Section 107

Project Title: Window & Door Replacement Date: 21 March 2016

Property Address: 160 Elm Street Gardner, MA 01440

Project: Check (x) one or both as applicable: New construction XX Existing Construction

Project description: Window & Door Replacement, in accordance with MSBA Accelerated Repair Program

I, Janis B Mamayek, MA Registration Number: 7399 Expiration date: 8/31/2016, am a *registered design professional*, and I have prepared or directly supervised the preparation of all design plans, computations and specifications concerning:

X	Architectural	Structural	Mechanical
	Fire Protection	Electrical	Other:

for the above named project and that to the best of my knowledge, information, and belief such plans, computations and specifications meet the applicable provisions of the Massachusetts State Building Code, (780 CMR), and accepted engineering practices for the proposed project. I understand and agree that I (or my designee) shall perform the necessary professional services and be present on the construction site on a regular and periodic basis to:

1. Review, for conformance to this code and the design concept, shop drawings, samples and other submittals by the contractor in accordance with the requirements of the construction documents.
2. Perform the duties for registered design professionals in 780 CMR Chapter 17, as applicable.
3. Be present at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the work and to determine if the work is being performed in a manner consistent with the approved construction documents and this code.

Nothing in this document relieves the contractor of its responsibility regarding the provisions of 780 CMR 107.

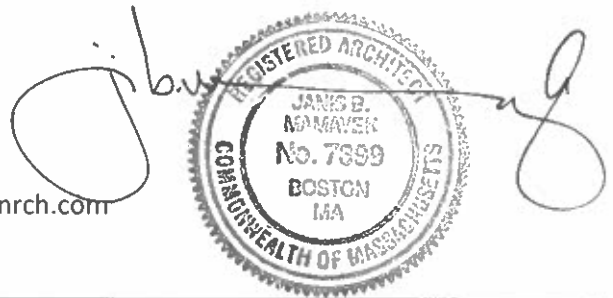
When required by the building official, I shall submit field/progress reports (see item 3.) together with pertinent comments, in a form acceptable to the building official.

Upon completion of the work, I shall submit to the building official a 'Final Construction Control Document'.

Enter in the space to the right a "wet" or electronic signature and seal:

Phone number: 617-451-3333

Email: jmamayek@icoanrch.com



Building Official Use Only

Building Official Name: Permit No.: Date:

Note 1. Indicate with an 'x' project design plans, computations and specifications that you prepared or directly supervised. If 'other' is chosen, provide a description.



City of Gardner
Department of Inspectional Services
115 Pleasant Street, Room 101
Gardner, MA 01440
Tel. (978) 630-4007 Fax: (978) 632-3313

Applicant's supplemental information to be submitted with Building Permit Application

DISPOSAL AFFIDAVIT

In accordance with MGL c.40 ss.54 and Section 105.3.2.2(5) of 780 CMR,
Massachusetts State Building Code (or R105.3.1.2). I hereby certify that all debris resulting
from work associated at: Elm Street School; 160 Elm Street will be properly disposed of at:
Job location
Minerva Enterprises LLC; 8955 Minerva Road SE, Waynesburg, OH 44688,
Name Address
which is a licensed solid waste disposal facility as defined by MGL c111 & 150A.

If the debris will not be disposed of as indicated, the holder of the permit shall notify the
building official, in writing, as to the name and location of the disposal facility being used.

Signed under the pains & penalties of perjury.

05/31/16

Date

B-16-360

Permit number

Signature of permit Applicant

Robert Gregoire

Print name of Applicant

Lockheed Window Corp.

Firm Name (if any)

PO Box 166, Route 100

Pascoag, RI 02859

Address

8th edition 780 CMR

Mission Statement

To promote the safe and compatible development of the community through fair and consistent enforcement of
building codes and zoning ordinances

AAB 144



Commonwealth of Massachusetts
City of Gardner

115 Pleasant Street, Gardner, MA 01440 (978) 630-4007

Return card to Building Division for Certificate of Occupancy

PERMIT TO BUILD

Permit No. **B-16-360**

FEE PAID: \$0.00

DATE ISSUED: 5/31/2016

This certifies that **CITY OF GARDNER**

has permission to erect, alter, or demolish a building

160 ELM ST

Map/Lot: **R22-3-26**

as follows: **Windows-Doors-Siding**

Window Replacement - exempt from 521 CMR

Contractor Name: **Michael S. Kosiver**

Contractor License No: **CS-062749**

Building Official

5/31/2016

Date

This permit shall be deemed abandoned and invalid unless the work authorized by this permit is commenced within six months after issuance. The Building Official may grant one or more extensions not to exceed six months each upon written request.

All work authorized by this permit shall conform to the approved application and the approved construction documents for which this permit has been granted.

All construction, alterations and changes of use of any building and structures shall be in compliance with the local zoning by-laws and codes.

This permit shall be displayed in a location clearly visible from access street or road and shall be maintained open for public inspection for the entire duration of the work until the completion of the same.

The Certificate of Occupancy will not be issued until all applicable signatures by the Building and Fire Officials are provided on this permit.

Address numbers must be on the house/building at the time of inspections as required by M.G.L. Chapter 148, Section 59. If the address numbers are not present, inspections will not be done and there will be a re-inspection fee of \$25.00.

*Persons contracting with unregistered contractors do not have access to the guaranty fund" (as set forth in MGL c.142A).

Permit #: **CS-062749**

Plan Review

Comments:

Restrictions:

	Structure
Excavation	
Footing	
Foundation	
Framing	
Mechanical	
Insulation	
Chimney/Smoke Chamber	
Final 	<u>12/28/16</u> Plumbing/Gas
Rough: Plumbing	
Rough: Gas	
Final	
	Electrical
Service	
Rough	
Final	
	Fire Department
Preliminary	
Final	

Building plans are to be available on site.

AAB 146



The Commonwealth of Massachusetts

Department of Public Safety

Massachusetts State Building Code, 780 CMR, 8th Edition

Building Permit Application for any Building other than a One- or Two-Family Dwelling
Gardner Building Dept. 115 Pleasant St. Rm. 101, Gardner, MA 01440 phone 978-630-4007 fax 978-632-3313



(This Section For Official Use Only)

Building Permit Number: 817-628 Date Applied: _____ Building Official: J. Cooke

I certify that the owner of record below is not delinquent in payments to the City of Gardner, MA under any circumstances.

Tax Collector: _____ Date: _____

SECTION 1: LOCATION (Please indicate Parcel ID and Lot # for locations for which a street address is not available)

No. and Street: 160 Elm Street Gardner, MA 01440 Parcel ID: R22-3 26
Name of Building (if applicable): Elm St School Zoning District: SFRI Assessor: _____

SECTION 2: PROPOSED WORK

If New Construction check here ☐ or check all that apply in the two rows below

Existing Building ☒ Repair ☐ Alteration ☐ Addition ☐ Demolition ☐ (Please fill out and submit Appendix 1)

Change of Use ☐ Change of Occupancy ☐ Other ☐ Specify: _____

Are building plans and/or construction documents being supplied as part of this permit application? Yes ☒ No ☐

Is an Independent Structural Engineering Peer Review required? Yes ☐ No ☒

Brief Description of Proposed Work: Replace univents in classrooms

SECTION 3: COMPLETE THIS SECTION IF EXISTING BUILDING UNDERGOING RENOVATION, ADDITION, OR CHANGE IN USE OR OCCUPANCY

Check here if an Existing Building Investigation and Evaluation is enclosed (See 780 CMR 34) ☐

Existing Use Group(s): _____ Proposed Use Group(s): _____

SECTION 4: BUILDING HEIGHT AND AREA

	Existing	Proposed
No. of Floors/Stories (include basement levels) & Area Per Floor (sq. ft.)	4	
Total Area (sq. ft.) and Total Height (ft.)		

SECTION 5: USE GROUP (Check as applicable)

A: Assembly A-1 ☐ A-2 ☐ Nightclub ☐ A-3 ☐ A-4 ☐ A-5 ☐ B: Business ☐ E: Educational ☒

F: Factory F-1 ☐ F-2 ☐ H: High Hazard H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5 ☐

I: Institutional I-1 ☐ I-2 ☐ I-3 ☐ I-4 ☐ M: Mercantile ☐ R: Residential R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐

S: Storage S-1 ☐ S-2 ☐ U: Utility ☐ Special Use ☐ and please describe below:

Special Use: _____

SECTION 6: CONSTRUCTION TYPE (Check as applicable)

IA ☐ IB ☐ IIA ☐ IIB ☐ IIIA ☐ IIIB ☐ IV ☐ VA ☐ VB ☒

SECTION 7: SITE INFORMATION (refer to 780 CMR 111.0 for details on each item)

Water Supply: Public ☒ Private ☐	Flood Zone Information: Check if outside Flood Zone ☒ or identify Zone: _____	Sewage Disposal: Indicate municipal ☒ or on site system ☐	Trench Permit: A trench will not be required ☒ or trench permit is enclosed ☐	Debris Removal: Licensed Disposal Site ☒ or specify: _____
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Railroad right-of-way: Not Applicable ☒ or Consent to Build enclosed ☐	Hazards to Air Navigation: Is Structure within airport approach area? Yes ☐ or No ☒	MA Historic Commission Review Process: Is their review completed? Yes ☐ No ☒ Not Applicable ☐
---	--	---

SECTION 8: CONTENT OF CERTIFICATE OF OCCUPANCY

Edition of Code: _____ Use Group(s): _____ Type of Construction: _____ Occupant Load per Floor: _____

Does the building contain an Sprinkler System?: _____ Special Stipulations: _____

SECTION 9: PROPERTY OWNER AUTHORIZATION

Name and Address of Property Owner

City of Gardner School Dept 70 Waterford St Gardner MA 01440
 Name (Print) Street Address City/Town State Zip

Property Owner Contact Information:

Bob O'Brien Facilities 978-360-2242 978-360-2242 obrienr@gardnerk12.org
 Title Telephone (business) Telephone (cell) e-mail address

If applicable, the property owner hereby authorizes:

Name Street Address City/Town State Zip Telephone
 to act on the property owner's behalf, in all matters relative to work authorized by this building permit application.

SECTION 10: CONSTRUCTION CONTROL (Please fill out Appendix 2)

(If building is less than 35,000 cu. ft. of enclosed space and/or not under Construction Control then check here ☐ and skip Section 10.1)

10.1 Registered Professional Responsible for Construction Control

Southport Associates 203-431-6844
 Name (Registrant) Telephone e-mail address Registration Number
11 Bailey Ave Ridgefield CT 06877
 Street Address City/Town State Zip Discipline Expiration Date

10.2 General Contractor

Royal Steam Heater Company
 Company Name
Jay Davis Drake 8754 Master Plumber 5/1/18
 Name of Person Responsible for Construction License No. and Type, if Applicable Expiration Date
499 Main Street PO Box 427 Gardner MA 01440
 Street Address City/Town State Zip
978-632-0770 508-331-2222 jddrake@royalsteamheater.com
 Telephone (business) Telephone (cell) e-mail address

SECTION 11: WORKERS' COMPENSATION INSURANCE AFFIDAVIT (M.G.L. c. 152, § 25C(6))

A Workers' Compensation Insurance Affidavit from the MA Department of Industrial Accidents must be completed and submitted with this application. Failure to provide this affidavit will result in the denial of the issuance of the building permit. Is a signed Affidavit submitted with this application? Yes ☒ No ☐

SECTION 12: CONSTRUCTION COSTS AND PERMIT FEE

Item	Estimated Costs: (Labor and Materials)	Total Construction Cost (from Item 6) = \$
1. Building	\$	Building Permit Fee = Total Construction Cost x .005 = \$ 3500 Waived Note: Minimum fee = \$ 0 (contact Gardner Building Department at 978-630-4007) Enclose check payable to the City of Gardner and write check number here: 3500
2. Electrical	\$	
3. Plumbing	\$	
4. Mechanical (HVAC)	\$	
5. Mechanical (Other)	\$	
6. Total Cost	\$ 700,000.00	

SECTION 13: SIGNATURE OF BUILDING PERMIT APPLICANT

By entering my name below, I hereby attest under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

Jay Davis Drake President 7/13/2017
 Please print and sign name Title Date
499 Main Street PO Box 427 Gardner MA 01440 978-632-0770
 Street Address City/Town State Zip Telephone

Municipal Inspector to fill out this section upon application approval:

Name Date



The Commonwealth of Massachusetts
Department of Industrial Accidents
Office of Investigations
600 Washington Street
Boston, MA 02111
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: Builders/Contractors/Electricians/Plumbers

Applicant Information

Please Print Legibly

Name (Business/Organization/Individual): Royal Steam Heater Company

Address: 499 Main St PO Box 427

City/State/Zip: Gardner, MA 01440

Phone #: 978-632-0770

Are you an employer? Check the appropriate box:

1. ☒ I am a employer with 20 employees (full and/or part-time).*
2. ☐ I am a sole proprietor or partner- ship and have no employees working for me in any capacity. [No workers' comp. insurance required.]
3. ☐ I am a homeowner doing all work myself. [No workers' comp. insurance required.] †

4. ☐ I am a general contractor and I have hired the sub-contractors listed on the attached sheet. These sub-contractors have employees and have workers' comp. insurance. ‡
5. ☐ We are a corporation and its officers have exercised their right of exemption per MGL c. 152, §1(4), and we have no employees. [No workers' comp. insurance required.]

Type of project (required):

6. ☐ New construction
7. ☐ Remodeling
8. ☐ Demolition
9. ☐ Building addition
10. ☐ Electrical repairs or additions
11. ☐ Plumbing repairs or additions
12. ☐ Roof repairs
13. ☒ Other HVAC Replacements

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

† Homeowners who submit this affidavit indicating they are doing all work and then hire outside contractors must submit a new affidavit indicating such.

‡ Contractors that check this box must attached an additional sheet showing the name of the sub-contractors and state whether or not those entities have employees. If the sub-contractors have employees, they must provide their workers' comp. policy number.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy and job site information.

Insurance Company Name: Travelers Insurance Company

Policy # or Self-ins. Lic. #: DTEUB3E612872

Expiration Date: 04/01/2018

Job Site Address: 160 Elm St

City/State/Zip: Gardner, MA 01440

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct.

Signature: Jay Davis Drake

Jay Davis Drake

Date: July 13, 2017

Phone #: 978-632-0770

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/license # _____

Issuing Authority (circle one):

1. Board of Health 2. Building Department 3. City/Town Clerk 4. Electrical Inspector 5. Plumbing Inspector
6. Other _____

Contact Person: _____ Phone #: _____

Information and Instructions

Massachusetts General Laws chapter 152 requires all employers to provide workers' compensation for their employees. Pursuant to this statute, an **employee** is defined as "...every person in the service of another under any contract of hire, express or implied, oral or written."

An **employer** is defined as "an individual, partnership, association, corporation or other legal entity, or any two or more of the foregoing engaged in a joint enterprise, and including the legal representatives of a deceased employer, or the receiver or trustee of an individual, partnership, association or other legal entity, employing employees. However the owner of a dwelling house having not more than three apartments and who resides therein, or the occupant of the dwelling house of another who employs persons to do maintenance, construction or repair work on such dwelling house or on the grounds or building appurtenant thereto shall not because of such employment be deemed to be an employer."

MGL chapter 152, §25C(6) also states that "every state or local licensing agency shall withhold the issuance or renewal of a license or permit to operate a business or to construct buildings in the commonwealth for any applicant who has not produced acceptable evidence of compliance with the insurance coverage required." Additionally, MGL chapter 152, §25C(7) states "Neither the commonwealth nor any of its political subdivisions shall enter into any contract for the performance of public work until acceptable evidence of compliance with the insurance requirements of this chapter have been presented to the contracting authority."

Applicants

lease fill out the workers' compensation affidavit completely, by checking the boxes that apply to your situation and, if necessary, supply sub-contractor(s) name(s), address(es) and phone number(s) along with their certificate(s) of insurance. Limited Liability Companies (LLC) or Limited Liability Partnerships (LLP) with no employees other than the members or partners, are not required to carry workers' compensation insurance. If an LLC or LLP does have employees, a policy is required. Be advised that this affidavit may be submitted to the Department of Industrial Accidents for confirmation of insurance coverage. **Also be sure to sign and date the affidavit.** The affidavit should be returned to the city or town that the application for the permit or license is being requested, **not** the Department of Industrial Accidents. Should you have any questions regarding the law or if you are required to obtain a workers' compensation policy, please call the Department at the number listed below. Self-insured companies should enter their self-insurance license number on the appropriate line.

City or Town Officials

Please be sure that the affidavit is complete and printed legibly. The Department has provided a space at the bottom of the affidavit for you to fill out in the event the Office of Investigations has to contact you regarding the applicant. Please be sure to fill in the permit/license number which will be used as a reference number. In addition, an applicant that must submit multiple permit/license applications in any given year, need only submit one affidavit indicating current policy information (if necessary) and under "Job Site Address" the applicant should write "all locations in _____ (city or town)." A copy of the affidavit that has been officially stamped or marked by the city or town may be provided to the applicant as proof that a valid affidavit is on file for future permits or licenses. A new affidavit must be filled out each year. Where a home owner or citizen is obtaining a license or permit not related to any business or commercial venture (i.e. a dog license or permit to burn leaves etc.) said person is **NOT** required to complete this affidavit. The Office of Investigations would like to thank you in advance for your cooperation and should you have any questions, please do not hesitate to give us a call.

The Department's address, telephone and fax number:

The Commonwealth of Massachusetts
Department of Industrial Accidents
Office of Investigations
600 Washington Street
Boston, MA 02111

Tel. # 617-727-4900 ext 406 or 1-877-MASSAFE
Fax # 617-727-7749
www.mass.gov/dia

Revised 4-24-07

Appendix 2

Construction Documents are required for structures that must comply with 780 CMR 107. The checklist below is a compilation of the documents that may be required for this. The applicant shall fill out the checklist and provide the contact information of the registered professionals responsible for the documents. This appendix is to be submitted with the building permit application.

Checklist for Construction Documents*

No.	Item	Mark "x" where applicable		
		Submitted	Incomplete	Not Required
1	Architectural			
2	Foundation			
3	Structural			
4	Fire Suppression			
5	Fire Alarm (may require repeaters)			
6	HVAC			
7	Electrical			
8	Plumbing (include local connections)			
9	Gas (Natural, Propane, Medical or other)			
10	Surveyed Site Plan (Utilities, Wetland, etc.)			
11	Specifications			
12	Structural Peer Review			
13	Structural Tests & Inspections Program			
14	Fire Protection Narrative Report			
15	Existing Building Survey/Investigation			
16	Energy Conservation Report			
17	Architectural Access Review (521 CMR)			
18	Workers Compensation Insurance			
19	Hazardous Material Mitigation Documentation			
20	Other (Specify)			
21	Other (Specify)			
22	Other (Specify)			

*Areas of Design or Construction for which plans are not complete at the time of application submittal must be identified herein. Work so identified must not be commenced until this application has been amended and the proposed construction document amendment has been approved by the authority having jurisdiction. Work started prior to approval may be subjected to *triple the original permit fee*.

Registered Professional Contact Information

<u>Peter Reynolds</u>	<u>978-537-8210</u>	<u>preynolds@mckenzieinc.com</u>			
Name (Registrant)	Telephone No.	e-mail address		Registration Number	
<u>305 Whitney St. Suite 1</u>	<u>Leominster</u>	<u>MA</u>	<u>01453</u>		
Street Address	City/Town	State	Zip	Discipline	Expiration Date
<u> </u>	<u>- - -</u>	<u> </u>		<u> </u>	
Name (Registrant)	Telephone No.	e-mail address		Registration Number	
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Street Address	City/Town	State	Zip	Discipline	Expiration Date
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Name (Registrant)	Telephone No.	e-mail address		Registration Number	
<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
Street Address	City/Town	State	Zip	Discipline	Expiration Date

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/29/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh & McLennan Agency LLC 100 Front Street, Suite 800 Worcester, MA 01608 888 850-9400	CONTACT NAME:	
	PHONE (A/C, No, Ext): 888 850-9400	FAX (A/C, No): 866-795-8016
INSURED Royal Steam Heater Company 499 Main St. PO Box 427 Gardner, MA 01440	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A : Travelers Insurance Company	NAIC # 25682
	INSURER B : North River Insurance Company	21105
	INSURER C :	
	INSURER D :	
INSURER E :		
INSURER F :		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:		4TCO3E612872	04/01/2017	04/01/2018	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COM/OP AGG \$2,000,000 \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☒ HIRED AUTOS ☒ SCHEDULED AUTOS ☒ NON-OWNED AUTOS		BA3E612872	04/01/2017	04/01/2018	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$		5811080148	04/01/2017	04/01/2018	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☒ Y ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	DTEUB3E612872	04/01/2017	04/01/2018	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Evidence of Insurance

CERTIFICATE HOLDER

CANCELLATION

Royal Steam Heater Company 499 Main St PO Box 427 Gardner, MA 01440	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Jerry Anderson

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McKENZIE **ENGINEERING** COMPANY, INC.

August 01, 2017

Royal Steam Heater
499 Main St
Gardner, MA 01440

Attn: Jay Drake

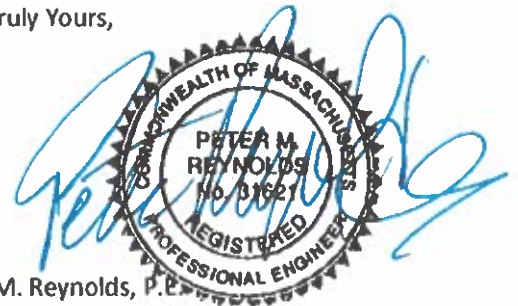
Re: Louver openings at the Elm St School, Gardner

Dear Jay,

Per my inspection of the louvers and the openings constructed by Heckman Masonry at the Elm St School, it is my opinion that the lintels will properly support the small masonry load above them. It is my finding after viewing a steel beam header on site and inspecting the construction plans of the school that the rows of windows have a 15" I beam header over them and the framing between the windows does not carry building loads.

Please call if you have any questions.

Very Truly Yours,

The image shows a handwritten signature in blue ink over a circular professional engineer seal. The seal is for the Commonwealth of Massachusetts and contains the text "PETER M. REYNOLDS", "No. 81621", and "REGISTERED PROFESSIONAL ENGINEER".

Peter M. Reynolds, P.E.
President

Misceng\Royal Steam\Elm St School louvers 01-08-17

305 WHITNEY STREET
LEOMINSTER, MA 01453
www.MCKENZIEINC.com
(978) 537-8210

AAB 155

GENERAL DRAWING ABBREVIATIONS AND SYMBOLS

W/	WITH	W/O	WITHOUT
TYP	TYPICAL	NIC	NOT IN CONTRACT
EX	EXISTING	KW	KILOWATT
AD	ACCESS DOOR	HP	HORSEPOWER
AFT	ABOVE FINISH FLOOR	BHP	BRAKE HORSE POWER
DWG	DRAWING	VSD	VARIABLE SPEED DRIVE
DN	DOWN	ODP	OPEN DRIP PROOF
		TEFC	TOTALLY ENCLOSED FAN-COOLED
—	NEW WORK		
---	EXISTING TO REMAIN		
-X-X-	TO BE DEMOLISHED		
⊙	POINT OF NEW CONNECTION TO EXISTING		
⊙	POINT OF DISCONNECTION		
①	DRAWING NOTE		
△	REVISION SYMBOL		
↖ A	SECTION DRAWING SYMBOL		
→	CONTINUATION SYMBOL		
□ OR S.F.	SQUARE FOOT		

HVAC PIPING ABBREVIATIONS AND SYMBOLS

CHWS(R)	CHILLED WATER SUPPLY (RETURN)	HWS(R)	HEATING WATER SUPPLY (RETURN)
CWS(R)	CONDENSER WATER SUPPLY (RETURN)	CW	CITY WATER
DR	DRAIN	PD	PUMP DISCHARGE
BFP	BACKFLOW PREVENTOR	CD	CONDENSATE DRAIN
GPM	GALLONS/MINUTE		
⊞	BALL VALVE	⊞	ELECTRIC ACTUATOR
⊞	BUTTERFLY VALVE	⊞	SOLENOID ACTUATOR
⊞	PLUG VALVE	⊞	PNEUMATIC ACTUATOR
⊞	GATE VALVE	⊞	CONCENTRIC REDUCER
⊞	GLOBE VALVE	⊞	ECCENTRIC REDUCER
⊞	BALANCING VALVE	⊞	FLOW LIMITING VALVE
⊞	PRESSURE REDUCING VALVE	⊞	PUMP
⊞	SAFETY RELIEF VALVE	⊞	PRESSURE GAUGE
⊞	CHECK VALVE	⊞	THERMOMETER
⊞	STRAINER W/ BLOWDOWN VALVE	⊞ A	MANUAL AIR VENT (A=AUTO VENT)
⊞ TDV	TRIPLE-DUTY VALVE	⊞ TW	THERMOWELL
⊞	3-WAY VALVE	⊞	PIPE ANCHOR
⊞	UNION	⊞	PIPE GUIDE
⊞ FC	FLEXIBLE CONNECTION	⊞ EJ	EXPANSION JOINT
⊞	ELBOW DOWN	⊞	ELBOW UP
⊞	BOTTOM CONNECTION	⊞	TOP CONNECTION
⊞ CV	CONTROL VALVE & TRIM	P 1/4	PIPE PITCHED DOWN 1 IN DIRECTION OF ARROW, NUMBER INDICATES INCHES OF PITCH PER FOOT (WHEN SHOWN).

STEAM PIPING ABBREVIATIONS AND SYMBOLS

LPS	LOW PRESSURE STEAM	LPC	LPS CONDENSATE
MPS	MEDIUM PRESSURE STEAM	MPC	MPS RETURN
HPS	HIGH PRESSURE STEAM	HPC	HPS RETURN
LBS/H	STEAM FLOW POUNDS/HOUR	BFW	BOILER FEED WATER

MECHANICAL DRAWING LIST

M-100	MECHANICAL SPECIFICATIONS - SHEET 1 OF 2
M-101	MECHANICAL SPECIFICATIONS - SHEET 2 OF 2
M-200	CITY HALL ANNEX MECHANICAL PLAN
M-201	HIGH SCHOOL MECHANICAL PART PLANS
M-202	HIGH SCHOOL GAS PIPING PART PLAN
M-300	DEPARTMENT OF PUBLIC WORKS MECHANICAL PLAN
M-400	ELEMENTARY SCHOOL MECHANICAL PART PLANS
M-500	ELM STREET SCHOOL MECHANICAL PART PLANS

MECHANICAL SPECIFICATIONS:

1.0 GENERAL

A. THE WORK INCLUDES ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1.1 MATERIAL AND EQUIPMENT QUALIFICATIONS

A. ALL MATERIALS AND APPARATUS REQUIRED FOR THE WORK, EXCEPT AS OTHERWISE SPECIFICALLY INDICATED, SHALL BE NEW AND REQUIRE APPROVAL BY THE CONTRACTOR, WHERE NO SPECIFIC MAKE OF MATERIAL, APPARATUS OR APPLIANCE IS MENTIONED, ANY FIRST-CLASS PRODUCT MADE BY A REPUTABLE MANUFACTURER MAY BE SUBMITTED FOR CONTRACTOR REVIEW AND APPROVAL.

B. SUBCONTRACTOR SHALL REVIEW ALL OTHER TRADES SCOPE OF WORK, SEQUENCE OF OPERATIONS PRIOR TO MATERIAL AND EQUIPMENT SUBMITTALS.

1.2 EXISTING CONDITIONS FIELD SURVEY

A. SUBCONTRACTOR SHALL VISIT SITE TO BECOME THOROUGHLY FAMILIAR WITH EXISTING CONDITIONS AND THEIR EFFECT ON THE WORK. BEFORE COMMENCING WORK EXAMINE EXISTING ADJOINING WORK ON WHICH THE NEW WORK IS IN ANY WAY DEPENDANT FOR PROPER INSTALLATION, OPERATION AND SERVICE AND REPORT ANY DISCREPANCIES WHICH WOULD INHIBIT THE PROPER INSTALLATION OF NEW WORK.

1.3 COORDINATION

A. COORDINATE THE WORK WITH WORK OF OTHER TRADES AND FIELD CONDITIONS. CAREFULLY CHECK SPACE REQUIREMENTS AND UTILITIES TO INSURE ALL EQUIPMENT CAN BE INSTALLED IN THE SPACES ALLOTTED THERETO AND COORDINATE ALL NECESSARY UTILITY SERVICE REQUIREMENTS. THE INSTALLATION OF NEW WORK MAY REQUIRE A PHASED INSTALLATION SEQUENCE. COORDINATE, PROTECT AND SCHEDULE WORK WITH WORK OF OTHER TRADES IN ACCORDANCE WITH THE REQUIRED CONSTRUCTION SCHEDULE.

B. INSTALL ALL WORK IN ACCORDANCE WITH EQUIPMENT MANUFACTURERS INSTALLATION INSTRUCTIONS.

1.4 PIPE CLEANING AND CHEMICAL WATER TREATMENT

A. PROVIDE FLUSHING, CLEANING AND CHEMICAL TREATMENT PROGRAM FOR ALL PIPING SYSTEMS.

B. RETAIN AN ACCEPTABLE CHEMICAL TREATMENT COMPANY TO PROVIDE FEED EQUIPMENT AND CHEMICALS.

C. PROVIDE PRE-START-UP LIQUID DETERGENT DISPERSANT CLEANER FOR INITIAL PIPE FLUSHING AND CLEANING.

D. PROVIDE SHOT FEEDER TYPE CHEMICAL TREATMENT SYSTEM FOR CLOSED HYDRONIC SYSTEMS INCLUDING HOT WATER. AGENT TO REDUCE SCALE DEPOSITS AND ADJUST PH AND CORROSION INHIBITOR.

1.5 VIBRATION AND SEISMIC ISOLATION

A. COMPLY WITH IBC, SMACNA, AND ANSI GUIDELINES FOR ISOLATION OF MECHANICAL EQUIPMENT, DUCTWORK AND PIPING.

B. ALL MECHANICAL EQUIPMENT, PIPING AND DUCTWORK SHALL BE MOUNTED ON VIBRATION ISOLATORS TO PREVENT THE TRANSMISSION OF VIBRATION AND MECHANICALLY TRANSMITTED SOUND TO THE BUILDING STRUCTURE.

C. IT IS THE INTENT TO KEEP ALL MECHANICAL AND ELECTRICAL BUILDING SYSTEM COMPONENTS IN PLACE DURING A SEISMIC EVENT. ALL SUCH SYSTEMS MUST BE INSTALLED IN STRICT ACCORDANCE WITH SEISMIC CODES, COMPONENT MANUFACTURER'S AND BUILDING CONSTRUCTION STANDARDS. SUBMIT VIBRATION AND SEISMIC ISOLATION EQUIPMENT CUTS, DATA SHEET AND DETAILS OF EQUIPMENT.

D. THE WORK SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

- D.A. VIBRATION ISOLATION FOR PIPING, DUCTWORK AND EQUIPMENT.
- D.B. EQUIPMENT ISOLATION BASES.
- D.C. FLEXIBLE PIPING AND DUCTWORK CONNECTIONS.
- D.D. SEISMIC RESTRAINTS FOR EQUIPMENT.

1.6 FIRESTOPPING

A. FIRESTOPPING SHALL BE PROVIDED AT ALL PENETRATIONS THROUGH FIRE-RESISTANCE RATED WALL, FLOOR AND ROOF CONSTRUCTION CONTAINING CABLES, PIPES, DUCTS, CONDUNTS AND OTHER PENETRATING ITEMS.

1.7 GENERAL REQUIREMENTS

A. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE MASSACHUSETTS STATE BUILDING CODES.

B. CONTRACTOR SHALL PAY ALL FEES AND TAXES, OBTAIN ALL PERMITS AND APPROVALS, FILE THE REQUIRED DOCUMENTS. SCHEDULE AND PAY ALL FEES FOR ALL BUILDING AND FIRE DEPARTMENT INSPECTIONS, INCLUDING SPECIAL INSPECTIONS, CONTROLLED INSPECTIONS AND FINAL SIGN-OFF INSPECTIONS.

C. THE CONTRACTOR SHALL WARRANTY ALL WORK FOR A PERIOD OF 12 MONTHS FROM ACCEPTANCE BY OWNER. DURING THIS WARRANTY PERIOD, CONTRACTOR SHALL RESPOND TO ALL CALLS FOR SERVICE, REPAIRS AND ADJUSTMENTS REQUIRED BY OWNER. CONTRACTOR SHALL INSTALL REPLACEMENT PARTS AND MATERIAL REQUIRED AT NO COST TO THE OWNER. ALL EQUIPMENT WARRANTIES SHALL BE TRANSFERRED TO OWNER AND SERVICED BY CONTRACTOR AS PART OF THIS CONTRACT.

D. CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS INCLUDING, ELECTRICAL, PLUMBING, FIRE PROTECTION, CONTROLS AND GENERAL CONTRACTOR. CONTRACTOR SHALL PARTICIPATE IN DEVELOPMENT OF COORDINATED SHOP DRAWINGS.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY WALL OR FLOOR PENETRATIONS FOR NEW DUCT OR PIPING WORK AND SHALL PATCH AND REPAIR, TO MATCH EXISTING, ALL HOLES, ACCESS OPENINGS, ETC. DUE TO NEW WORK AND DEMOLITION WORK. ALL PENETRATIONS SHALL BE PATCHED AND FIRESTOPPED AS REQUIRED TO MAINTAIN THE INTENDED FIRE RATING. UNLESS NOTED OTHERWISE ALL FLOORS AND MECHANICAL ROOM WALLS SHALL BE CONSIDERED TO BE 2-HOUR RATED.

F. CONTRACTOR SHALL INFORM ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ASBESTOS OR OTHER HAZARDOUS MATERIAL THAT WILL BE DISTURBED DUE TO THIS WORK.

G. DEMOLITION AND OTHER WORK WHICH MAY CREATE A DISTURBANCE MUST BE COORDINATED WITH THE OWNER. THE DELIVERY, HANDLING AND INSTALLATION OF MATERIALS, EQUIPMENT AND REMOVAL OF DEBRIS MUST BE ARRANGED TO AVOID ANY INCONVENIENCE AND ANNOYANCE TO OWNER. THE CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION AND UNUSED MATERIALS.

H. THOROUGHLY BRUSH AND CLEAN UP WORK AT THE END OF EACH DAY. REMOVE ALL DEBRIS FROM INSIDE AND OUTSIDE OF ALL DUCTWORK, PIPING AND EQUIPMENT. PAINTED EXPOSED WORK, SOILED OR DAMAGED, SHALL BE CLEANED OR REPAINTED TO MATCH ADJOINING WORK BEFORE FINAL ACCEPTANCE.

I. SUBSTITUTIONS FOR THE SPECIFIED EQUIPMENT SHALL NOT BE PERMITTED WITHOUT APPROVAL FROM THE ENGINEER. THE ASSOCIATED CHANGE IN THE CONTRACT PRICE SHALL BE INCLUDED WITH ANY PROPOSED SUBSTITUTIONS.

H. SEISMIC MOUNTING AND BRACING OF ALL EQUIPMENT, PIPING ETC. SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. THE SEISMIC REQUIREMENTS SHALL BE BASED ON A USE TYPE [4]

I. THE CONTRACTOR SHALL COORDINATE WITH EQUIPMENT MANUFACTURER'S SERVICE REPRESENTATIVE TO ENSURE PROPER INSTALLATION, PIPING AND SERVICE

CLEARANCE REQUIREMENTS ARE MEI

J. LAYOUT SYSTEMS TO MAINTAIN ACC EQUIPMENT, VALVES, CONTROLS, VOI COMPONENTS REQUIRING ACCESS. BY MANUFACTURER OR AS REQUIRED

K. MAINTAIN OPERATION OF BUILDING S SHUTDOWNS OF BUILDING SYSTEMS TO BE REMAIN OPERATION

L. UNLESS OTHERWISE SPECIFIED, THE CODES AND STANDARDS APPLY AND

1. CT BUILDING CODES

2. UNDERWRITER'S LABORATORIES,

3. NATIONAL FIRE PROTECTION ASS

4. AMERICAN SOCIETY OF MECHAN

5. AMERICAN NATIONAL STANDARD

6. OSHA - FEDERAL STANDARDS

7. AMERICAN SOCIETY OF HEATING, ENGINEERS, INC. (ASHRAE).

8. AIR CONDITIONING & REFRIGERA

9. AMERICAN WELDING SOCIETY (AW

10. AMERICAN SOCIETY OF TESTING

M. PATCH, FILL AND REPAIR, INCLUDING DISTURBED, CUT, DAMAGED, IN NEED ALTERATIONS OR REMOVAL WORK AI

N. THE CONTRACTOR SHALL DISPOSE C

O. DEMOLITION AND OTHER WORK WHIC COORDINATED WITH THE OWNER. TI MATERIALS, EQUIPMENT AND REMOV. ANY INCONVENIENCE AND ANNOYANCE

1.8 COORDINATION WITH BUILDING MANAGE

A. THIS CONTRACTOR IS RESPONSIBLE, AND REGULATIONS, ANY DISCREPANCY AND THE BUILDING RULES AND REG THE ARCHITECT/ENGINEER FOR REVI

B. COORDINATE WITH BUILDING OWNER SYSTEMS AND GIVE NOTICE AS REQ A MINIMUM OF TWO (2) DAYS PRIOR CONTRACTOR IS TO PERFORM WORK OWNER, SO AS NOT TO INTERRUPT

1.9 SUBMITTALS

A. SHOP DRAWINGS OF THE FOLLOWING PURCHASE AND INSTALLATION.

1. MANUFACTURER'S SUBMITTAL OF SHALL CLEARLY INDICATE SPECI TO BE APPLIED.

2. EQUIPMENT SOUND POWER DATA

3. DIMENSIONED AND DETAILED PIP SCALE, MINIMUM.

4. SHOP STANDARDS AND INSTALL. STRUCTURAL SUPPORTS, VIBRA

5. PIPE CLEANING AND FLUSHING F

6. WATER BALANCING REPORTS.

7. OTHER SUBMITTAL DATA NOTED

B. SUBMITTAL QUANTITIES AND METHOI PROVISIONS OF THE CONTRACT DOC OF TWO HARD COPIES AND ONE "PI

C. SUBMIT DETAILED PROJECT SCHEDU

1.10 RECORD DRAWINGS

A. MAINTENANCE MANUALS, AS-BUILT EQUIPMENT AND TEST AND BALANC OWNER AT THE COMPLETION OF THE SHOW EXISTING WORK WITHIN THE Y WAS CAPPED, REROUTED AND REMA

2.0 PIPING

A. COMPLY WITH THE ASME STANDARD STANDARD B31.1 STANDARD FOR P AND CONDENSATE PIPING SHALL CC CODE WHERE APPROPRIATE. GAS PI FUEL GAS CODE.

B. PIPE AND TUBING MATERIALS, FITTI

C. COPPER TUBING: ASTM B-88M TY B16.22, SOLDER JOINTS ASTM B32 TUBE SYSTEM FOR 2" AND LARGER COUPLING AND GRADE EHP EPDM G

D. STEEL PIPING: ASTM A-53 GRADE IRON THREADED FITTINGS ANSI B16. FITTINGS ANSI B16.3 CLASS 150, S' FITTINGS ASTM B16.5. OR MECHANIC ACCORDANCE WITH MANUFACTURER!

E. MECHANICAL COUPLINGS FOR GROU

F. RIGID: VCTAULIC STYLE 107H (8" A STYLE W07 (14" AND LARGER)

G. FLEXIBLE: VCTAULIC STYLE 177 (8" STYLE W77 (14" AND LARGER)

H. GASKETS: GRADE EHP EPDM (8" A GRADE E FLUSHSEAL EPDM (14" A

I. FLANGE ADAPTERS: VCTAULIC STYL 125/150 FLANGED COMPONENTS. S' FLANGED COMPONENTS.

J. COMPLY WITH THE FOLLOWING PIPE

MECHANICAL SPECIFICATIONS (CONTINUED):

3.0 SYSTEM IDENTIFICATION

- A. COMPLY WITH ANSI A 13.1 FOR LETTERING SIZE, COLOR FIELD, COLORS AND VIEWING ANGLES AND COORDINATE WITH OWNERS EXISTING IDENTIFICATION TAGGING SYSTEM. PAINT PIPING/INSULATION PER OWNERS STANDARDS.
- B. IDENTIFICATION MATERIALS:
 1. PIPING - SNAP-ON TYPE PLASTIC
 2. DUCTWORK - PLASTIC STICK-ON TYPE
 3. VALVE TAGS - 1-1/2" DIAMETER BRASS TYPE
 4. WITH FRAMED AND LAMINATED VALVE CHART MOUNTED IN MECHANICAL ROOM.
 5. EQUIPMENT - ENGRAVED STOCK MELAMINE PLASTIC LAMINATE 2-1/2" - 4"
 6. MINIMUM TO 4-1/2" X 8" FOR LARGER EQUIPMENT.
- C. ACCEPTABLE MANUFACTURERS: ALLEN SYSTEM INC., BRADY CO., SETON NAMEPLATE CORP., INDUSTRIAL SAFETY SUPPLY CO. OR CONTRACTOR APPROVED EQUAL.

4.0 INSULATION

- A. COMPLY WITH IECC (CURRENT VERSION), ASHRAE 90.1 2007, AND ASTM E-84, NFPA 255 AND UL 723 FOR FLAME SPREAD AND SMOKE DEVELOPED INDEX.

4.1 PIPE INSULATION MATERIAL:

- A. INDOOR PIPING: FIBERGLASS MINERAL FIBER PREFORMED PIPE INSULATION ASTM C547, CLASS 1 4LB/FT3
- B. OUTDOOR PIPING: CELLULAR GLASS PREFORMED PIPE INSULATION ASTM C552. PROVIDE .016 INCH ALUMINUM SHEATHING COVERING OVER PIPING LOCATED OUTDOORS.
- C. ALL CHILLED WATER, CONDENSATE AND COLD WATER PIPE INSULATION SHALL BE PROVIDED WITH VAPOR BARRIER. SERVICE JACKET SHALL BE PROVIDED TO ALL PIPING.

PIPING TYPE	SIZE (DIAMETER)	MINIMUM INSULATION THICKNESS
HOT WATER (UP TO 250°F)	1" TO 1-1/4"	1-1/2"
HOT WATER	1-1/2" AND LARGER	2"
REFRIGERANT PIPING (SUCTION LINE ONLY)	ALL SIZES	1-1/2"
DOMESTIC HOT WATER	ALL SIZES	1"
DOMESTIC COLD WATER	UP TO 1-1/4"	1/2"
DOMESTIC COLD WATER	1-1/2" AND LARGER	1"
STEAM INSULATION	1-1/2" & SMALLER PIPE	1-1/2" INSULATION
	2" & LARGER PIPE	2" INSULATION

4.2 EQUIPMENT INSULATION MATERIAL AND THICKNESS:

- A. HOT EQUIPMENT: INSULATE THE FOLLOWING EQUIPMENT WITH 2" THICK HEAVY DENSITY SEMI-RIGID FIBERGLASS BOARD WITH ASK:
 1. TANKS, PUMP CASINGS, HEAT EXCHANGERS, BOILERS (NOT PRE-INSULATED), EXPANSION TANKS ETC.
 2. ACCEPTABLE MANUFACTURERS: OWENS-CORNING, CERTAINTED, KNAUF, SCHULLER, ARMSTRONG OR CONTRACTOR APPROVED EQUAL.

5.0 ELECTRICAL MOTORS:

- A. ELECTRICAL MOTORS SHALL BE SQUIRREL CAGE TYPE AND SHALL COMPLY WITH NEMA PREMIUM EFFICIENCY TYPE IEEE STANDARD 112, TEST METHOD B.
- B. MOTORS SHALL BE SUITABLE FOR THE DUTY CYCLE AND LOCATION OF THE LOAD (I.E. CONTINUOUS, INTERMITTENT, INVERTER RATED, WASH-DOWN DUTY, EXPLOSION PROOF).
- C. AS MINIMUM, MOTORS SHALL BE RATED WITH CLASS F INSULATION.
- D. MOTOR VOLTAGE RATING SHALL MATCH THE INDUSTRY STANDARD SYSTEM POWER SUPPLY NOMINAL VOLTAGE RATING (I.E. 200V FOR 208V SYSTEM, 230V FOR 240V SYSTEM OR 480V FOR 480V SYSTEM).
- E. ENCLOSURE TYPE SHALL BE OPEN DRIP PROOF FOR INDOOR USE, GUARDED DRIP PROOF WHERE INDOORS AND EXPOSED TO CONTACT BY PERSONNEL OR WEATHER PROTECTED TYPE TOTALLY ENCLOSED FAN COOLED FOR OUTDOOR USE.
- F. ELECTRICAL MOTORS FED BY VARIABLE FREQUENCY DRIVES SHALL BE INVERTER RATED WITH A MINIMUM CLASS F INSULATION AND PROVIDED WITH AN AEGIS SHAFT GROUNDING RING EITHER FACTORY INSTALLED OR FIELD INSTALLED.
- G. ACCEPTABLE MANUFACTURERS: GENERAL ELECTRIC, MARATHON, LINCOLN, BALDOR, SIEMENS-ALUS, MAGNETEK OR CONTRACTOR APPROVED EQUAL.

6.0 TESTING AND BALANCING

- A. SUBCONTRACT WITH AN INDEPENDENT AGENCY FOR THE TESTING, ADJUSTMENT, AND BALANCING OF AIR SYSTEMS. AGENCY SHALL BE COMPANY SPECIALIZING IN THE ADJUSTING AND BALANCING OF SYSTEMS SPECIFIED IN THIS SECTION WITH MINIMUM 5 YEARS EXPERIENCE, CERTIFIED BY AABC. PERFORM WORK UNDER SUPERVISION OF REGISTERED PROFESSIONAL ENGINEER. TOTAL SYSTEM BALANCE SHALL BE PERFORMED IN ACCORDANCE WITH AABC NATIONAL STANDARDS FOR FIELD MEASUREMENT AND INSTRUMENTATION, TOTAL SYSTEM BALANCE.
- B. ADJUST FLOW TO WITHIN 10 PERCENT OF DESIGN REQUIREMENTS. PREPARE AND SUBMIT A BALANCING REPORT SHOWING ALL READINGS OF CFM FOR EACH OUTLET, TRAVERSES OF ALL MAIN SUPPLY AIR DUCTS AND THE TOTAL FOR THE SYSTEM. INCLUDE DESIGN VALUES FOR THE SAME. REPORT TO INCLUDE ACTUAL ELECTRICAL CHARACTERISTICS OF EACH PIECE OF EQUIPMENT TO BE BALANCED (RPM, AMPS, BHP, ETC.) AS WELL AS ELECTRICAL NAMEPLATE CHARACTERISTICS. ACCURATELY RECORD ACTUAL LOCATIONS OF BALANCING VALVES AND DAMPERS.
- C. INCLUDE PROVISIONS FOR RETESTING AND REBALANCING ANY OUTLETS WHICH DO NOT MEET DESIGN REQUIREMENTS (MIN. 25% OF ALL OUTLETS).
- D. SEQUENCE WORK TO COMMENCE AFTER COMPLETION OF SYSTEMS AND SCHEDULE COMPLETION OF WORK BEFORE SUBSTANTIAL COMPLETION OF PROJECT. BEFORE COMMENCING WORK, VERIFY THAT SYSTEMS ARE COMPLETE AND OPERABLE. ENSURE THE EQUIPMENT IS OPERABLE AND IN A SAFE AND NORMAL CONDITION, THE TEMPERATURE CONTROL SYSTEMS ARE INSTALLED COMPLETE AND OPERABLE AND PROPER THERMAL OVERLOAD PROTECTION IS IN PLACE FOR ELECTRICAL EQUIPMENT. BEGINNING OF WORK MEANS ACCEPTANCE OF EXISTING CONDITIONS.
- E. REPORT ANY DEFECTS OR DEFICIENCIES NOTED DURING PERFORMANCE OF SERVICES TO ENGINEER. PROMPTLY REPORT ABNORMAL CONDITIONS IN MECHANICAL SYSTEMS OR CONDITIONS WHICH PREVENT SYSTEM BALANCE.
- F. PERMANENTLY MARK SETTINGS OF DAMPERS AND OTHER ADJUSTMENT DEVICES ALLOWING SETTINGS TO BE RESTORED. SET AND LOCK MEMORY STOPS. AFTER ADJUSTMENT, TAKE MEASUREMENTS TO VERIFY BALANCE HAS NOT BEEN DISRUPTED OR THAT SUCH DISRUPTION HAS BEEN RECTIFIED.
- G. LEAVE SYSTEMS IN PROPER WORKING ORDER, CLOSING DOORS TO ELECTRICAL SWITCH BOXES, AND RESTORING THERMOSTATS TO SPECIFIED SETTINGS.

7.0 CLEAN UP

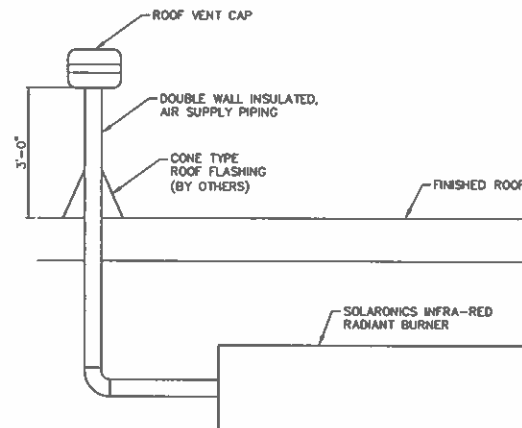
- A. THOROUGHLY BRUSH AND CLEANUP WORK. REMOVE ALL DEBRIS FROM INSIDE AND OUTSIDE ALL DUCTWORK, PIPING AND EQUIPMENT. PAINTED EXPOSED WORK, SOILED OR DAMAGED SHALL BE REPAIRED TO MATCH EXISTING BEFORE FINAL ACCEPTANCE.

8.0 GUARANTEE

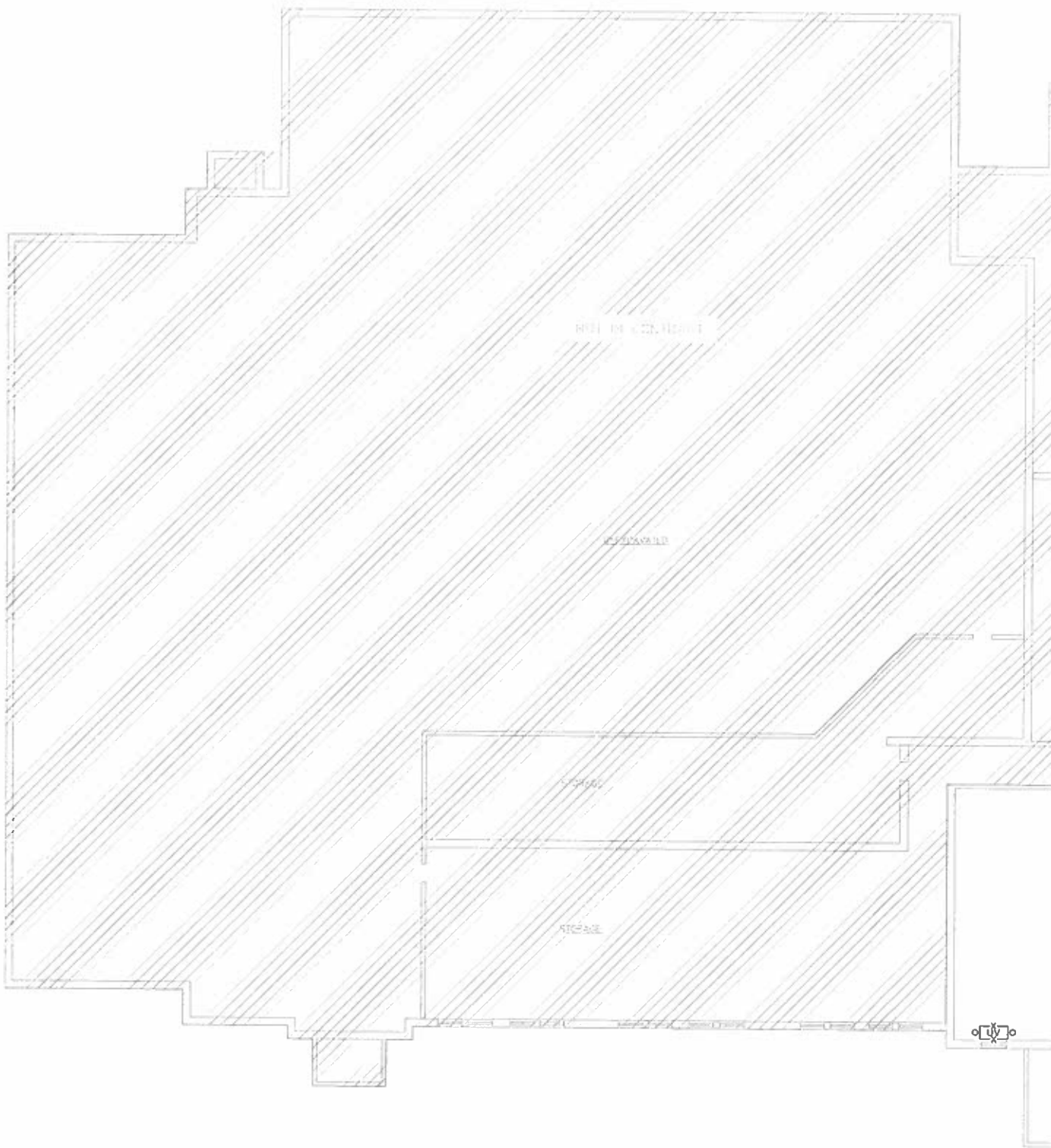
- A. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THIS WORK. FINAL ACCEPTANCE SHALL BE DEFINED AS THE TIME AT WHI THE MECHANICAL WORK IS TAKEN OVER AND ACCEPTED BY THE OWNER, AND IS UNDER CARE, CUSTODY, AND CONTROL OF THE OWNER. ENGAGE THE SERVICES OF VARIOUS MANUFACTURERS SUPPLYING THE EQUIPMENT FOR THE PROPER STARTUP AND OPERATION OF ALL SYSTEMS INSTALLED INSTRUCT THE OWNER'S PERSONNEL IN THE PROPER OPERATION AND SERVICING OF THE SYSTEM.
- B. THE CONTRACTOR SHALL GUARANTEE TO REPLACE OR REPAIR PROMPTLY AND ASSUME RESPONSIBILITY FOR ALL EXPENSES INCURRED FOR ANY WORKMANSHIP AND EQUIPMENT IN WHICH DEFECTS DEVELOP WITHIN THE GUARANTEE PERIOD. THIS WORK SHALL BE DONE AS DIRECTED BY THE OWNER. THIS GUARANTEE SHALL INCLUDE RESPONSIBILITY FOR ALL EXPENSES INCURRED IN REPAIRING AND REPLACING WORK OF OTHER TRADES AFFECTED BY DEFECTS, REPAIRS OR REPLACEMENTS, IN EQUIPMENT SUPPLIED BY THIS CONTRACTOR.
- C. THIS CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL SYSTEMS UNTIL FINAL ACCEPTANCE OF THE WORK.
- D. ALL AIR CONDITIONING UNIT COMPRESSORS AND REFRIGERATION COMPONENTS SHALL HAVE A 5-YEAR WARRANTY.

9.0 MOTOR STARTERS

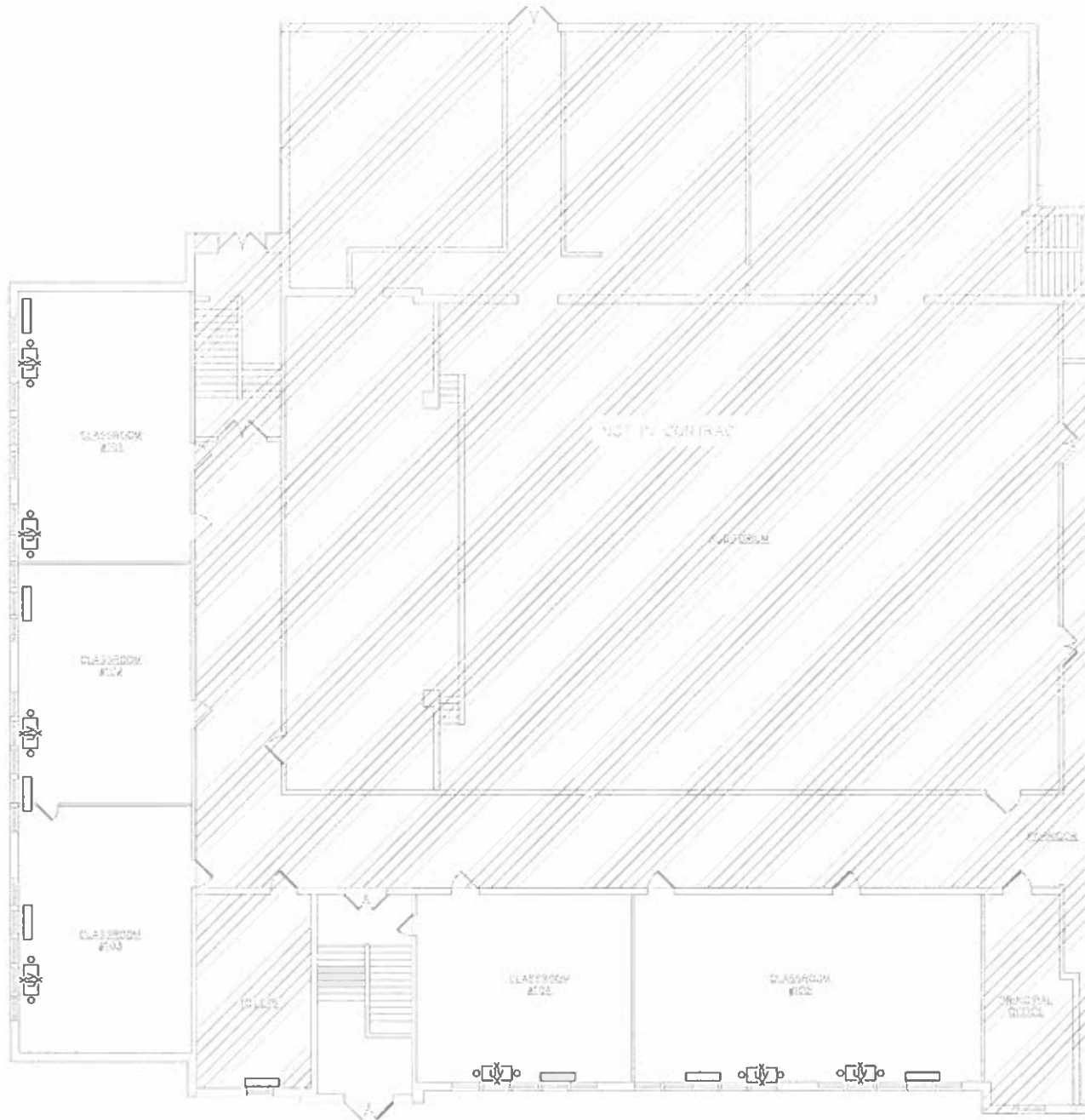
- A. EXCEPT AS NOTED OTHERWISE, ALL MOTORS SHALL BE PROVIDED WITH MOTORS STARTERS TO BE INSTALLED BY THE ELECTRICAL CONTRACTOR. STARTERS TO BE COMBINATION FUSED DISCONNECT AS ACROSS-THE-LINE MAGNETIC TYPE WITH: HAND-OFF-AUTOMATIC SWITCH, OVERLOADS MATCHED TO THE MOTOR, OPERATING INDICATOR LIGHT, AUXILIARY CONTACTS (MINIMUM OF 2 OR AS NEEDED FOR CONTROL) AND CONTROL TRANSFORMER.



INFRA-RED HEATER DETAIL
SCALE: NONE



1 MECH
SCALE: 3

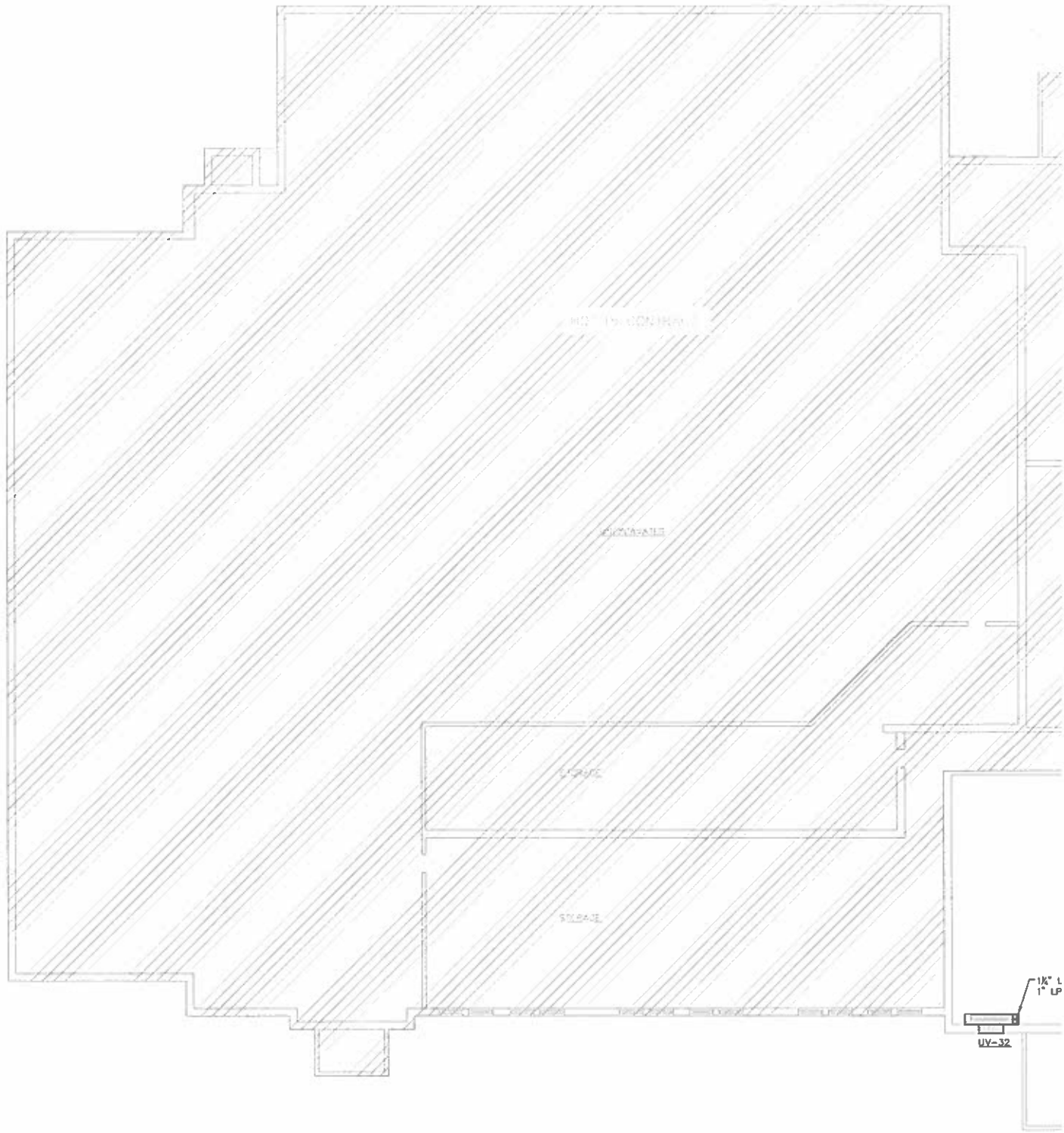


1 MECH
SCALE:

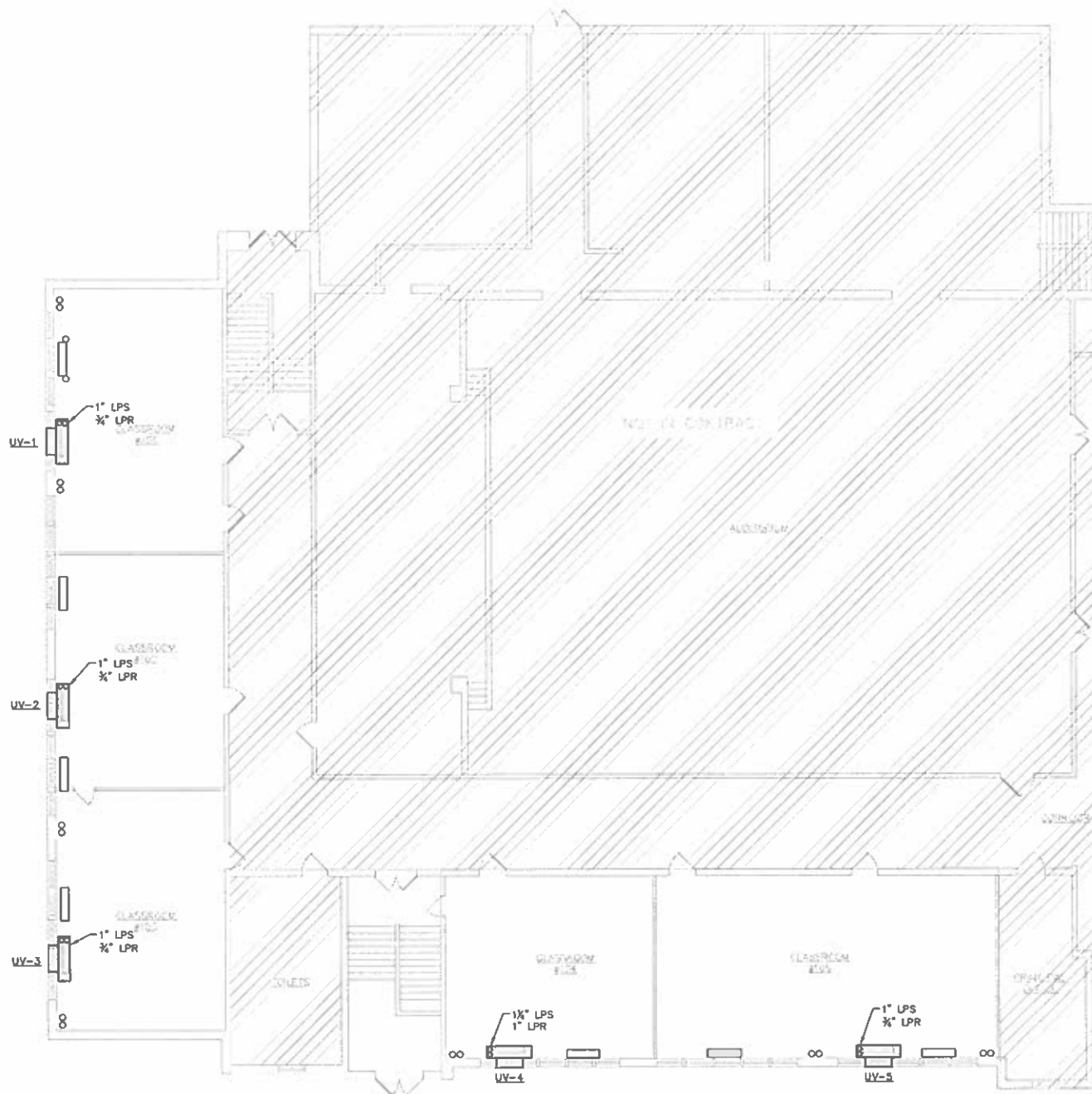


1 MECH
SCALE

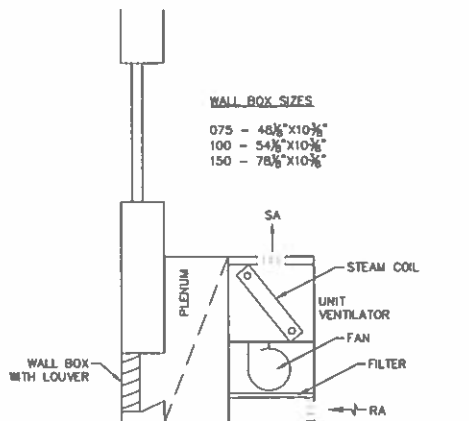




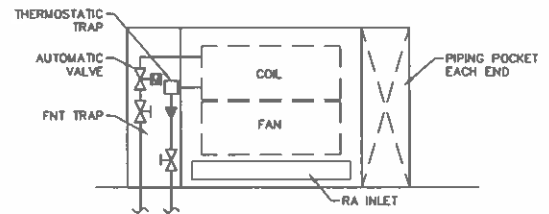
1 MECHA
SCALE: 3/4"



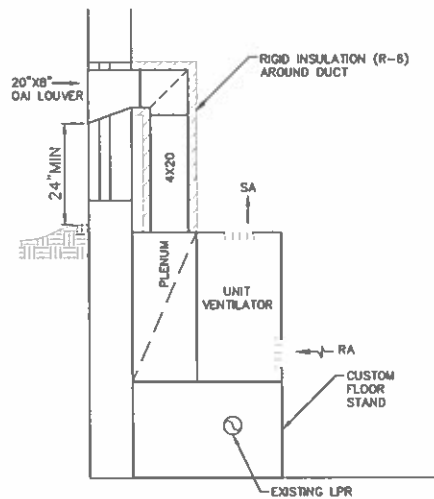




1 TYPICAL UNIT VENTILATOR SECTION
SCALE: NONE



2 TYPICAL UNIT VENTILATOR ELEVATION
SCALE: NONE



3 TYPICAL BASEMENT UNIT VENTILATOR SECTION
SCALE: NONE

Building Permit

B-20-579

Submitted On: Sep 22, 2020

Applicant

Wayne Anderson
978-632-4626
andersonw@gardnerk12.org

Primary Location

160 ELM ST
Gardner, MA 01440

Applicant Info

Applicant Type

Owner

Are you hiring a licensed contractor for this project?

yes

Permit Info

Permit For

Renovation - Commercial

Project Cost

24000

Work Description

Elm Street School:
Work required to be in compliance with a finding from the Department of Elementary and Secondary Education.
Basement: Install partition walls in existing counseling area to make three separate counseling spaces.
Room 302: Install partition wall in existing classroom to make a dedicated counseling space.

Occupancy Type

Commercial

Building Type

School

Water Type

Public

Fuel type for heating system (for new construction only)

--

Total Square Footage of work area (sq ft.)

750

Foundation Area

--

Contractors

Name	Address
PHILIP J MELANSON	142 CLARK ST
City	State
GARDNER	MA
Zip	Phone No
01440	978-632-4199
Email	DBA
pjmconstruction142@gmail.com	--
License Type	License Expiration
Construction Supervisor	05/12/2021

License No	License Status
CS-052820	Active
Insurance Expiration	Mobile Phone No
--	978-790-5930

Name	Address
PHILIP J. MELANSON	142 CLARK STREET
City	State
GARDNER	MA
Zip	Phone No
01440	978-632-4199
Email	DBA
PJMCONSTRUCTION@GMAIL.COM	--
License Type	License Expiration
Home Improvement Contractor	03/28/2022
License No	License Status
119668	Current
Insurance Expiration	Mobile Phone No
--	978-790-5930

Engineer Information

Company Name	Engineer Name
--	--
Registration #	Insurance Expiration
--	--
Address	City
--	--
State	Zip
--	--
Phone	AOR
--	--
Email	
--	

Architect Information

Company Name

--

Registration #

--

Address

--

State

--

Phone

--

AOR

--

Architect Name

--

License Expiration

--

City

--

Zip

--

Email

--

Insurance Coverage

I have a liability insurance policy or its substantial equivalent

--

Workers' Compensation

--

Liability Insurance Policy

--

Other Coverage

--

Debris

Name of Facility or Hauler

Waste Management

Address

124 Hartwell Street West Boylston, MA

I have read and agree to the above statement.

true



FAX (508) 630-2520

Digsafe ~~4~~ 982707950
CITY OF GARDNER
 MASSACHUSETTS 01440

OFFICE OF THE
 BUILDING INSPECTOR

OCCUPANCY FEE:

PERMIT FEE:

TOTAL:

DATE: 7/27/98

CASH/CHECK 1:

PHONE (508) 630-4007

IMPORTANT—Complete all items. Mark boxes where applicable. PLEASE TYPE OR PRINT IN INK.

LOCATION OF IMPROVEMENT	Name of Applicant <i>Murray Bros Const Inc.</i>	Zone	Lot	Map	Permit No. <i>76</i>	Fee <i>N/A</i>
	Number and Street <i>Elm St School</i>	Use Group	Type Const.	Permit Type		

TYPE AND COST OF BUILDING—All applicants complete Parts A-D

A. TYPE OF IMPROVEMENT

1. ☐ New Building
2. ☐ Addition (If residential, enter number of new housing units added, if any (in Part D, 13) Age _____)
3. ☐ Alteration (See 2 above)
4. ☐ Repair, replacement
5. ☐ Moving (relocation)
6. ☐ Foundation only
7. ☒ Other *Retaining wall*

B. OWNERSHIP

8. ☐ Private (individual, corporation, non-profit institution, etc.)
9. ☒ Public (Federal, State, or Local government)

C. COST

10. ☐ Value of improvement _____
 To be installed but not included in the above cost
- a. Electrical _____
- b. Plumbing _____
- c. Heating, air conditioning _____
- d. Other (elevator, etc.) _____
11. ☐ TOTAL VALUE OF IMPROVEMENT *12k*

D. PROPOSED USE

12. ☐ Residential
13. ☐ One family
14. ☐ Two or more family—Enter number of units _____
15. ☐ Transient hotel, motel, or dormitory—Enter number of units _____
16. ☐ Garage
17. ☐ Other—Specify _____

NONRESIDENTIAL

18. ☐ Amusement, recreation
19. ☐ Church, other religious
20. ☐ Industrial
21. ☐ Parking garage
22. ☐ Service station, repair garage
23. ☐ Hospital, institutional
24. ☐ Office, bank, professional
25. ☐ Public utility
26. ☒ School, library, other educational
27. ☐ Stores, mercantile
28. ☐ Tanks, towers
29. ☐ Other—Specify _____

(Omni cents)

NONRESIDENTIAL—Describe in detail proposed use of buildings. If use of existing building is being changed, enter proposed use.

SELECTED CHARACTERISTICS OF BUILDING—For new buildings and additions, complete Parts E-L. ALL OTHERS SKIP TO PART IV.

E. PRINCIPAL TYPE OF FRAME

30. ☒ Masonry (wall bearing)
31. ☐ Wood frame
32. ☐ Structural steel
33. ☐ Reinforced concrete
34. ☐ Other—Specify _____

G. TYPE OF SEWAGE DISPOSAL

39. ☐ Public or private company
40. ☐ Individual (septic tank, etc.)

H. TYPE OF WATER SUPPLY

41. ☐ Public or private company
42. ☐ Individual (well, cistern)

I. EXTERIOR FINISH

43. ☐ Covering of outer walls—Specify _____
44. ☐ Roof covering materials—Specify _____

J. DIMENSIONS

45. ☐ Number of stories _____
46. ☐ Total square feet of floor area, all floors, based on interior dimensions _____
47. ☐ Total land area, sq. ft. _____

K. NUMBER OF OFF-STREET PARKING SPACES

48. ☐ Enclosed _____
49. ☐ Outdoors _____

L. RESIDENTIAL BUILDING ONLY

50. ☐ Number of bedrooms _____
51. ☐ Number of bathrooms—Full _____
 Partial _____
52. ☐ Total number of rooms _____

F. PRINCIPAL TYPE OF HEATING

35. ☐ Gas
36. ☐ Oil
37. ☐ Electricity
38. ☐ Other—Specify _____

PROPOSED WORK

☐ Repair(s)☐ Alteration(s)☐ Addition(s)

Will there be a change of USE GROUP associated with the proposed work?

☐ Yes☐ No

If yes, USE GROUP changed from _____

07/07/98 16:29

TX/RX NO. 6938

P.002

AAB 182

Murray Brothers Construction, Inc.
P.O. Box 552
Leominster, MA 01453

Phone (508) 537-5700
Fax (508) 537-5005

Send To:

Dick Reynolds

From: Phil Murray

Date: 7/7/98

Total pages including cover sheet: 4/

Want
Behind
drainage

Elm St School

**MURRAY BROTHERS
CONSTRUCTION, INC.**19 UNION ST., P. BOX 652 • LEOMINSTER, MA 01463
PHONE: (508) 537-5700 • FAX: (508) 537-8006A FULL SERVICE CONTRACTOR
INDUSTRIAL
COMMERCIAL
RESIDENTIALPHILLIP V. MURRAY
President

• LICENSED AND INSURED GENERAL CONTRACTORS •

FAXED
7/8/98

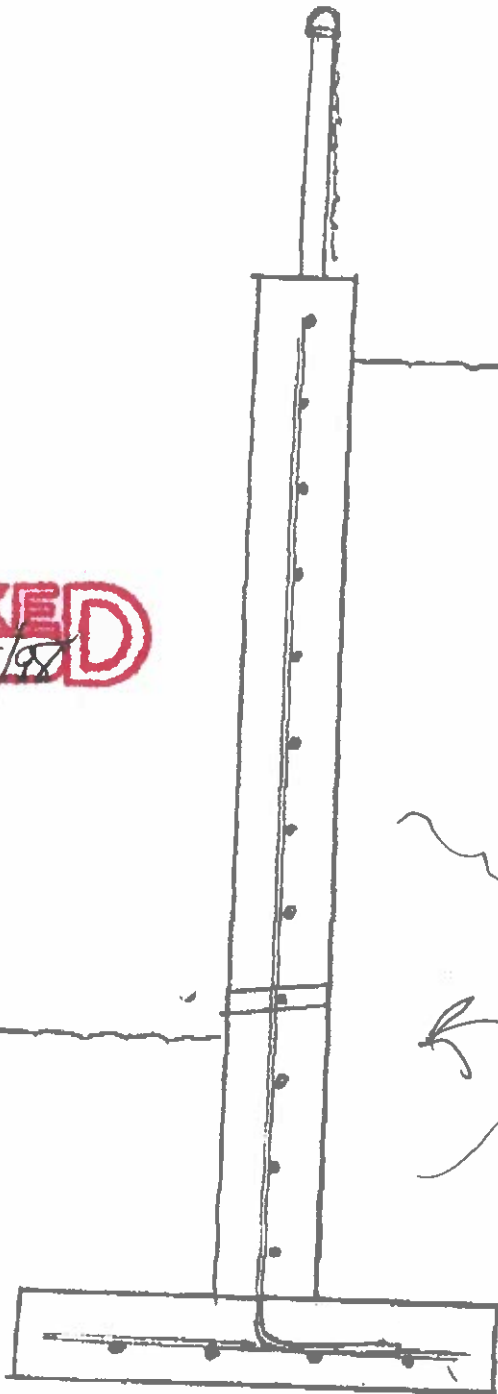
Max Wall Height 12'

12" Thick 3000 PSI

#5 Rebar 12" OC each way
4" weep holes

Chain link Fence

minom 4'



Drainage ?



07/07/98 16:29

TX/RX NO.6938

P.003

AAB 186

REXED



Owner of record:

Cardner School System
Individual or Corporation

Address:

Number _____ Street _____ State _____ Zip _____
City or Town _____

Authorized Agent:

Print Name _____
Number _____ Street _____ State _____ Zip _____
City or Town _____

Signature:

Telephone _____

Registered Architect:

Print Name _____
Number _____ Street _____ State _____ Zip _____
City or Town _____

Signature:

Telephone _____

Registration Number:

Expiration Date: _____

Registered Professional
Engineer:

Address:

Print Name _____
Number _____ Street _____ State _____ Zip _____
City or Town _____

Signature:

Telephone _____

Registration Number:

Expiration Date: _____

Peer Review Engineer:

Address:

Print Name _____
Number _____ Street _____ State _____ Zip _____
City or Town _____

Signature:

Telephone _____

Registration Number:

Expiration Date: _____

Contractor:

Murray Bros Const.
Print NameConstruction Supervisor License No: 006284Expiration Date: 7/2/99Home Improvement Registration No: 107968Expiration Date: 8/11/00

Address:

19 _____ Street _____
Henningsen MA State _____ Zip 01453
City or Town _____

Signature:

Telephone _____

Fee: \$N/C

No. 104-22

Application for Permit to

repoint wall & chimney

LOCATION

No. 160 Elm Street

Owner City of Gardner Elm St. School

Builder Bernie LeBlanc

Cost \$850.00

Gardner September 16, 19 82

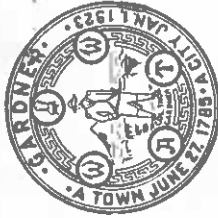
Approved

John C. Kelley

Building

Inspector

*Permitted
9/30/82
JML*



No. 104-22

City of Gardner

BUILDING INSPECTION DEPARTMENT

Gardner, Mass., September 16, 19 82

This Certifies that

Elm Street School

160 Elm St.

Repoint wall and chimney.

has permission to

to be occupied for

provided that the person accepting this permit shall in every respect conform to the terms of the application on file in this office, and to the provisions of the statutes and ordinances relating to the Construction, Maintenance, Inspection, etc., of Buildings in the City of Gardner, and shall begin work on said building within twenty days from the date hereof, and prosecute the work thereon to a speedy completion.

Any person who shall violate any of the provisions of the Act relating to the Construction, Maintenance and Inspection of Buildings in the City of Gardner may be liable to a fine not exceeding \$100.

Conditions:

No Charge

Building Inspector

AAB 192



10 Common Road
Post Office Box 128
Ashby, Massachusetts 01431-0128
(978) 386-2473
(978) 386-2474 (facsimile)

May 5, 2010

Richard Reynolds, building commissioner
City Hall Annex
115 Pleasant Street
Gardner, Massachusetts 01440

**Architect's Project 1729
Replacement
Chimney
Elm Street School
160 Elm Street School
Gardner, Massachusetts**

Mr. Reynolds,

Haynes, Lieneck, and Smith, Inc. prepared construction documents for the replacement of the failing masonry chimney with a metal chimney. During execution of a contract for construction on an emergency basis, Haynes, Lieneck, and Smith, Inc. prepared revised drawings of a redesign which did not require the contractor to enter the chimney.

Work is performed according to the revised construction documents with the exception of modifications incorporated during construction which Haynes, Lieneck, and Smith, Inc. documented in the Field Reports of site observations.

Accordingly, Haynes, Lieneck, and Smith, Inc. states that the work is complete and ready for the building inspector to issue a notice of completion or any other documentation indicating completion.

Very truly yours,



Paul S. Lieneck, AIA

copy to: Catherine Goguen, business manager
Gardner Public Schools

Donald Harding, president
D. Wayne Contracting, Inc.



Post Office Box 128
10 Common Road
Ashby, Massachusetts 01431-0128
(978) 386-2473
(978) 386-2474 (facsimile)

FIELD REPORT: 2

Comment [PL1]: Insert Field Report number

Gardner Public Schools ■
D. Wayne Contracting, Inc. ■
Richard Reynolds, building inspector ■

Architect's Project 1723
Replacement
Chimney
Elm Street School
160 Elm Street
Gardner, Massachusetts

April 26, 2010

PRESENT: Owner: Gardner Public Schools: (GPS): Robert O'Brien
Contractor: D. Wayne Contracting, Inc. (DWC):
Architect: Haynes, Lieneck, and Smith, Inc. (HLS): Derek Mathieu

Comment [PL2]: Insert company name and representatives

WORK IN PROGRESS: Final Inspection

Comment [PL3]: Insert action

DISCUSSIONS AND OBSERVATIONS:

Item	Action By	Issue
2-1	DWC	<u>Side Wall Ventilator:</u> Previously, the side wall ventilator was not working properly resulting in the ventilator causing the gas to the water heater to be disconnected. Previously, DWC corrected the problem by replacing with 6 inch diameter exhaust duct the 4 inch diameter exhaust duct which was recommended by the water heater manufacturer and which was installed. The outlet of the side wall ventilator is within 18 inches of the ground and, if the building were a residential use, then a sign would be required to maintain clearance around the vent outlet. As a precaution, GPS requested that DWC place a sign on the wall above the ventilator outlet. If the building were a residential use, then a hard wired carbon monoxide detector would be required to disconnect the gas to the water heater. Given the conditions with the two large boilers in the boiler room, HLS does not recommend a carbon monoxide detector because of the potential for request false alarms. AS a precaution, GPS placed a plug in type carbon monoxide detector near the water heater.
2-2	GPS	<u>Roof Leaks:</u> The roof in the area of the chimney continues to leak. HLS verified with DWC that the roof in the area of the chimney was patched thoroughly following construction of the replacement chimney. The existing roof consists of a sloped deck which results in a leak traveling along the deck and entering the building at a location other than at the point of leaking through the roofing. HLS judges that the roof is leaking elsewhere and entering the building at the low point in the deck around the chimney. There is no further remedial roofing repairs required for the chimney project. The roofing is built up roofing which is in extremely poor condition and should be replaced.

2-3		<u>Concrete Cap:</u> The concrete cap is a concrete cap with pressure treated perimeter blocking which is intended to receive single ply replacement roofing. The concrete cap is constructed with a membrane at the steel deck forms and with an extension beyond the face of the supporting brick which provides a drip onto the roofing for any water that seeps between the wood blocking and the concrete cap. The inner more layer of wood blocking is secured to the concrete with lag screws with the threads into the wood from the concrete. The top of the concrete cap is sealed with a liquid waterproofer. HLS judges that the cap is of watertight construction appropriate for roofing replacement within five years. If roofing is not replaced within five years, then HLS recommends providing a recoating of the concrete cap with clear penetrating sealer to extend the waterproofing of the cap.
2-4	DWC	<u>Metal Chimney:</u> The storm collar is missing from the chimney stack. DWC will provide a storm collar.

Recorded by Paul S. Lleneck, AIA

10 Common Road
Post Office Box 128
Ashby, Massachusetts
01431-0128

HAYNES
LIENECK
AND SMITH INC
ARCHITECTS

Richard Reynolds, building commissioner
City Hall Annex
115 Pleasant Street
Gardner, MA 01440

01440+2610



CENTRAL MA 015

05 MAY 2010 9:45





CITY OF GARDNER

MASSACHUSETTS 01440

OFFICE OF THE
BUILDING INSPECTOR

(978) 630-4007
(978) 630-4020
FAX (978) 632-3313

No. 11-682

Certificate of Occupancy NA
Fee NA
Date Jan 20, 20 11

"Persons contracting with
unregistered contractors do not
have access to the guaranty fund
(as set forth in MGL c.142A)"

BUILDING PERMIT

City of Gardner

THIS MAY CERTIFY THAT Reliable Roofing
has permission to Roof Replacement
situated on High School - Waterford - East.
provided that the person accepting this permit shall in every respect conform to the terms of
the application on file in this office, and to the provisions of the Massachusetts Building
Code and shall begin work on said building within six months from the date hereof, and
prosecute the work thereon to a speedy completion. Any violation of any of the terms above
noted is an immediate revocation of this permit

Contractor Francis Mahony

License # 58084

FINAL APPROVAL

Water & Sewer

Fire Dept.

Gas and Plumbing

Inspector of Wires

Building Inspector

INSPECTIONS

Plumbing - Rough

Wiring - Rough

Board of Health

Fire Department

Inspector of Buildings

Foundation & as Built

Framing & Insulation

Final Inspection

Note: And inspection on such other occasions as the building
Inspector may designate

Building Inspector requires 24 hour notice before inspection.

POST THIS CARD SO IT
IS VISIBLE FROM THE STREET

Building Commissioner

MUST BE SIGNED AND RETURNED



FAX (508) 630-2520

CITY OF GARDNER
MASSACHUSETTS 01440

OFFICE OF THE
BUILDING INSPECTOR

OCCUPANCY FEE:

PERMIT FEE:

TOTAL:

DATE:

CASH/CHECK \$:

PHONE (508) 630-4007

IMPORTANT—Complete all items. Mark boxes where applicable. PLEASE TYPE OR PRINT IN INK

LOCATION OF IMPROVEMENT	Name of Applicant <u>ELM ST School</u>	Zone	Lot	Map	Permit No. <u>04-671A/A</u>	Fee
	Number and Street <u>1600 ELM ST</u>			Use Group	Type Const	Permit Type

TYPE AND COST OF BUILDING—All applicants complete Parts A-D

A. TYPE OF IMPROVEMENT 1. ☐ New Building 2. ☐ Addition (If residential, enter number of new housing units added, If any in Part D, 13) Age _____ 3. ☐ Alteration (See 2 above) 4. ☒ Repair, replacement 5. ☐ Moving (relocation) 6. ☐ Foundation only 7. ☐ Other	D. PROPOSED USE RESIDENTIAL 12. ☐ One family 13. ☐ Two or more family—Enter number of units _____ 14. ☐ Transient hotel, motel, or dormitory—Enter number of units _____ 15. ☐ Garage 16. ☐ Carport 17. ☒ Other—Specify <u>STORAGE SHED</u> <u>10 X 12</u> <u>ON SEWER ?</u>	NONRESIDENTIAL 18. ☐ Amusement, recreational 19. ☐ Church, other religious 20. ☐ Industrial 21. ☐ Parking garage 22. ☐ Service station, repair garage 23. ☐ Hospital, institutional 24. ☐ Office, bank, professional 25. ☐ Public utility 26. ☐ School, library, other educational 27. ☐ Stores, mercantile 28. ☐ Tanks, towers 29. ☐ Other—Specify _____
B. OWNERSHIP 8. ☐ Private (individual, corporation, non-profit institution, etc.) 9. ☒ Public (Federal, State, or Local government)	C. COST 10. ☐ Value of Improvement <u>\$240000</u> To be installed but not included in the above cost a. Electrical _____ b. Plumbing _____ c. Heating, air conditioning _____ d. Other (elevator, etc.) _____ 11. TOTAL VALUE OF IMPROVEMENT	NONRESIDENTIAL—Describe in detail proposed use of buildings. If use of existing building is being changed, enter proposed use. _____ _____ _____ _____ _____

SELECTED CHARACTERISTICS OF BUILDING —For new buildings and additions, complete Parts E-L ALL OTHERS SKIP TO PART IV.

E. PRINCIPAL TYPE OF FRAME 30. ☐ Masonry (wall bearing) 31. ☐ Wood frame 32. ☐ Structural steel 33. ☐ Reinforced concrete 34. ☐ Other—Specify _____	G. TYPE OF SEWAGE DISPOSAL 39. ☐ Public or private company 40. ☐ Individual (septic tank, etc.)	J. DIMENSIONS 45. Number of stories _____ 46. Total square feet of floor area, all floors, based on interior dimensions _____ 47. Total land area, sq. ft. _____
F. PRINCIPAL TYPE OF HEATING 35. ☐ Gas 36. ☐ Oil 37. ☐ Electricity 38. ☐ Other—Specify _____	H. TYPE OF WATER SUPPLY 41. ☐ Public or private company 42. ☐ Individual (well, cistern)	K. NUMBER OF OFF STREET PARKING SPACE 48. Enclosed _____ 49. Outdoors _____
	I. EXTERIOR FINISH 43. ☐ Covering of outer walls—Specify _____ 44. ☐ Roof covering materials—Specify _____	L. RESIDENTIAL BUILDING ONLY 50. Number of bedrooms _____ 51. Number of bathrooms—Full _____ Partial _____ 52. Total number of rooms _____

PROPOSED WORK

☐ Repair(s)

☐ Alteration(s)

☐ Addition(s)

☐ Yes

☐ No

Will there be a change of USE GROUP associated with the proposed work?

If yes, USE GROUP changed from _____
to _____

Owner of record:	Individual or Corporation			
Address:				
	Number	Street		
	City or Town		State	Zip
Authorized Agent:	Print Name			
Address:				
	Number	Street		
	City or Town		State	Zip
Signature:	Telephone			
Registered Architect:	Print Name			
Address:				
	Number	Street		
	City or Town		State	Zip
Signature:	Telephone			
Registration Number:			Expiration Date:	
Registered Professional Engineer:	Print Name			
Address:				
	Number	Street		
	City or Town		State	Zip
Signature:	Telephone			
Registration Number:			Expiration Date:	
Peer Review Engineer:	Print Name			
Address:				
	Number	Street		
	City or Town		State	Zip
Signature:	Telephone			
Registration Number:			Expiration Date:	
Contractor:	Print Name			
Construction Supervisor License No:			Expiration Date:	
Home Improvement Registration No:			Expiration Date:	
Address:				
	Number	Street		
	City or Town		State	Zip
Signature:	Telephone			

CITY OF GARDNER

MASSACHUSETTS 01440

OFFICE OF THE
BUILDING INSPECTOR



(978) 630-4007
(978) 630-4020
FAX (978) 632-3313

Certificate of Occupancy

Fee.....

Date..... 18..... 20..... 04.....

**"Persons contracting with
unregistered contractors do not
have access to the guaranty fund
(as set forth in MGL c.142A)"**

No. 04-691.....

BUILDING PERMIT

THIS MAY CERTIFY THAT Ehlers St. School
has permission to 10x12 shed
situated on 160 Ehlers St.

provided that the person accepting this permit shall in every respect conform to the terms of
the application on file in this office, and to the provisions of the Massachusetts Building
Code and shall begin work on said building within six months from the date hereof, and
prosecute the work thereon to a speedy completion. Any violation of any of the terms above
noted is an immediate revocation of this permit

Contractor M. P. T. Y. T. L. S. H. D. T. Y.

License #

FINAL APPROVAL

Water & Sewer

Fire Dept.

Inspector of Plumbing

Inspector of Wires

Building Inspector

6/14/04

INSPECTIONS

Plumbing - Rough

Wiring - Rough

Board of Health

Fire Department

Inspector of Buildings

Foundation & as Built

Framing & Insulation

Final Inspection

Note: And inspection on such other occasions as the building

Inspector may designate

Building Inspector requires 24 hour notice before inspection.

POST THIS CARD SO IT
IS VISIBLE FROM THE STREET

Inspector of Buildings

Machado, Victor (DPL)

From: Melissa MacDonald <mmacdonald@gardner-ma.gov>
Sent: Thursday, January 15, 2026 2:36 PM
To: Machado, Victor (DPL)
Subject: Re: Building Permit Request

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Victor,

I have received your information request. We have begun gathering the documents and will reply with all of the information as soon as we are done.

Melissa MacDonald, M.B.O.

Building Commissioner / Zoning Enforcement Officer
City of Gardner
115 Pleasant Street, Room 102 | Gardner, MA 01440
P: (978) 630-4007 | E: mmacdonald@gardner-ma.gov
www.gardner-ma.gov

From: Machado, Victor (DPL) <Victor.Machado@mass.gov>
Sent: Wednesday, January 14, 2026 1:53 PM
To: Melissa MacDonald <mmacdonald@gardner-ma.gov>
Cc: Machado, Victor (DPL) <Victor.Machado@mass.gov>
Subject: [EXTERNAL] Building Permit Request

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CAUTION: This email originated from a sender outside of the City of Gardner mail system. Do not click on links or open attachments unless you verify the sender and know the content is safe.

Hello Ms. MacDonald,

The Architectural Access Board received a complaint regarding the following locations:

- C25-108 Maki Park, 57-67 Parker Street, Gardner
- C25-109 Waterford Community Center, 62 Waterford Street, Gardner
- C25-110 Elm Street School, 16 Elm Street, Gardner
- C25-111 Dog Park at Pulaskis Playground, 2 Charbonneau Street, Gardner

As part of our routine investigative process, it is necessary to obtain copies of all building permits with associated construction costs issued for this property since 1975 (Request attached for each location). These permits are essential for the Board to determine its jurisdiction under 521 CMR Section 3.3.

Please provide copies of the appropriate permits at your earliest convenience. They may be sent via email to victor.machado@mass.gov or to the physical address listed below in my signature.

If you have questions, please contact the Board at 617-727-0660 or Compliance Officer Victor Machado at 617-701-8643.

A hard copy of these requests has also been via certified mail – USPS Tracking# 70101870000149903570

Best,
Victor

Victor Machado
Compliance Officer
He/Him/His
Architectural Access Board

Office of Public Safety and Inspections
Division of Occupational Licensure
E: victor.machado@mass.gov
P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118
www.mass.gov/aab



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Plumbing Permit

P-24-195

Submitted On: Sep 12, 2024

Applicant

Joe Vaillancourt
978-632-0770
joe@royalsteamheater.com

Primary Location

160 ELM ST
Gardner, MA 01440

Additional Applicant Info

Applicant Type

Contractor

Permit Info

Permit For

Water Heater

Project Cost

10000

Work Description

Replace water heater at Elm St School.

Occupancy Type

Commercial

Building Type

School

Number of units

1

Structure Size

--

Tenant Phone

--

Tenant Name

--

Contractors

Name	Address
JAY D DRAKE	499 Main St.
City	State
Gardner	MA
Zip	Phone No
014402330	9786320770
Email	DBA
JDDRAKE@ROYALSTEAMHEATER.COM	--
License Type	License Expiration
Master Plumber	05/01/2026
License No	License Status
8754	Current
Insurance Expiration	Mobile Phone No
--	--
Fax No	
--	

Insurance Coverage

I have a liability insurance policy or its substantial equivalent

Yes

Bond

--

Liability Insurance Policy

true

Other Type of Indemnity

--

Workers' Compensation

false

Other Coverage

--

If No, please select one of the options from the dropdown menu and attach the Liability Waiver below

--

Fixtures

Number of AreaDrains

--

Location of Area Drains

--

Number of Backflow Preventors

--

Location of Backflow Preventors

--

Number of Bath Tubs

--

Location of Bath Tubs

--

Number of Dishwashers

--

Location of Dishwashers

--

Number of Disposers

--

Location of Disposers

--

Number of Floor Drains

--

Location of Floor Drains

--

Number of Hot Water Tanks

1

Location of Hot Water Tanks

--

Number of Kitchen Sinks

--

Location of Kitchen Sinks

--

Number of Laundry Trays

--

Location of Laundry Trays

--

Number of Lavatories

--

Location of Lavatories

--

Number of Other

--

Location of Other

--

Number of Roof Drains

--

Location of Roof Drains

--

Number of Sewer Connection

--

Location of Sewer Connection

--

Number of Shower Stalls

--

Location of Shower Stalls

--

Number of Slop Sinks

--

Location of Slop Sinks

--

Number of Tankless

--

Location of Tankless

--

Number of Urinals

--

Location of Urinals

--

Number of Washing Mach. Conn.

--

Location of Washing Mach. Conn.

--

Number of Water Closets

--

Location of Water Closets

--

Number of Water Piping

--

Location of Water Piping

--

Number of Water Connection

--

Location of Water Connection

--

Total Fixtures

1

Electrical Permit

E-23-398

Applicant

 Daniel Piper
 978-537-3520
 Ttamalavitch@piper-electric.com

Primary Location

160 ELM ST
Gardner, MA 01440

Additional Applicant Info

Applicant Type

Electrical Contractor

Permit Info

Permit For

Transformers

Project Cost

7143.81

Work Description

Replace Utility Transformer

Building Type

Multi Family

Occupancy Type

Residential

Utility Authorization No

--

of Units

--

Structure Size

--

Tenant Phone

--

Tenant Name

--

Comments

--

Construction Space

--

Contractors

Name	Address
DANIEL E PIPER	186 Main Street
City	State
Leominster	MA
Zip	Phone No
01453	978537-3520
Email	DBA
Ttamalavitch@piper-electric.com	--
License Type	License Expiration
Journeyman Electrician Class E	07/31/2025
License No	License Status
22699	Current
Insurance Expiration	Mobile Phone No
--	--
Fax No	
--	

Insurance Coverage

I have a liability insurance policy or its substantial equivalent

--

Bond

--

Liability Insurance Policy

--

Other Type of Indemnity

--

Workers' Compensation	Other Coverage
--	--
If No, please select one of the options from the dropdown menu and attach the Liability Waiver below	
--	

Panels	
Existing Service Amps	New Service Amps
--	--
Existing Service Volts	New Service Volts
--	--
Existing Service Overhead	New Service Overhead
--	--
Existing Service Underground	New Service Underground
--	--
Existing Service Meters	New Service Meters
--	--
Subpanels	Subpanel Amps
--	--

Feeders	
Feeders	Ampacity
--	0

Details	
Recessed Luminaires	Luminaire Outlets
--	--
Luminaires	Receptacle Outlets
--	--
Switches	Ranges
--	--
Waste Disposers	Dishwashers
--	--
Dryers	Water Heaters
--	--
KW Water Heaters	Hydromassage Bathtubs
--	--
Telecomm Devices	Electricians
--	--
Fans	Hot Tubs
--	--
Oil Burners	Gas Burners
--	--
Air Conditioners	AC Total Tons
--	--
Heating Appliances	Heating Appliances KW
--	--
Space Heating KW	Signs
--	--
Ballasts	Solar Panels
--	--

Circuits	Hot Water Replacements
--	--
Counter Top Units	Ovens
--	--
Traffic Lights	Heat Pumps
--	--
Heat Pump Tons	Heat Pump KW
--	--
Heat Pump Motors	Additional Equipment
--	--
Motors	Total HP
--	--
Solar Panel KVA	Transformers
--	1
KVA Transformers	Generators
--	--
KVA Generators	Emergency Battery Units
--	--
Fire Alarm Zones	Detection Devices
--	--
Alerting Devices	Self Contained Devices
--	--
Local MC	Security Devices
--	--
Data Wiring Devices	Carnival Rides
--	--
Other	# of Other
--	--
Work Starts	Pool Type
07/10/2023	--

Conjunction with Building Permit

Is this permit in conjunction with a building permit?
No

Electrical Permit

E-24-206

Submitted On: Apr 19, 2024

Applicant

Andy Woodford
978-730-8870
woodfordelectric@gmail.com

Primary Location

160 ELM ST
Gardner, MA 01440

Additional Applicant Info

Applicant Type

Electrical Contractor

Permit Info

Permit For

Not Classified

Project Cost

2500

Work Description

Add a range receptacle and replace a receptacle drop in the kitchen

Building Type

School

Occupancy Type

Commercial

Utility Authorization No

--

of Units

--

Structure Size

--

Tenant Phone

--

Tenant Name

--

Comments

This is the Boys & Girls Club section of the school.

Contractors

Name	Address
ANDREW B WOODFORD	74 Sand St
City	State
Baldwinville	MA
Zip	Phone No
014361435	978-730-8870
Email	DBA
--	--
License Type	License Expiration
Master Electrician Class A	07/31/2025
License No	License Status
21637	Current
Insurance Expiration	Mobile Phone No
--	--
Fax No	
--	

Insurance Coverage

I have a liability insurance policy or its substantial equivalent

--

Bond

--

Liability Insurance Policy

--

Other Type of Indemnity

--

Workers' Compensation

--

Other Coverage

--

If No, please select one of the options from the dropdown menu and attach the Liability Waiver below

--

Panels

Existing Service Amps

--

Existing Service Volts

--

Existing Service Overhead

--

Existing Service Underground

--

Existing Service Meters

--

Subpanels

--

New Service Amps

--

New Service Volts

--

New Service Overhead

--

New Service Underground

--

New Service Meters

--

Subpanel Amps

--

Feeders

Feeders

--

Ampacity

50

Details

Recessed Luminaires

--

Luminaires

--

Switches

--

Waste Disposers

--

Dryers

--

KW Water Heaters

--

Telecomm Devices

--

Fans

--

Oil Burners

--

Air Conditioners

--

Heating Appliances

--

Space Heating KW

--

Ballasts

--

Circuits

--

Luminaire Outlets

--

Receptacle Outlets

1

Ranges

1

Dishwashers

--

Water Heaters

--

Hydromassage Bathtubs

--

Electricians

--

Hot Tubs

--

Gas Burners

--

AC Total Tons

--

Heating Appliances KW

--

Signs

--

Solar Panels

--

Hot Water Replacements

--

Counter Top Units

--

Traffic Lights

--

Heat Pump Tons

--

Heat Pump Motors

--

Motors

--

Solar Panel KVA

--

KVA Transformers

--

KVA Generators

--

Fire Alarm Zones

--

Alerting Devices

--

Local MC

--

Data Wiring Devices

--

Other

--

Work Starts

04/19/2024

Ovens

--

Heat Pumps

--

Heat Pump KW

--

Additional Equipment

--

Total HP

--

Transformers

--

Generators

--

Emergency Battery Units

--

Detection Devices

--

Self Contained Devices

--

Security Devices

--

Carnival Rides

--

of Other

--

Pool Type

--

Conjunction with Building Permit

Is this permit in conjunction with a building permit?

No

Gas Permit

G-24-144

Submitted On: Sep 18, 2024

Applicant

Joe Vaillancourt
978-632-0770
joe@royalsteamheater.com

Primary Location

160 ELM ST
Gardner, MA 01440

Additional Applicant Info

Applicant Type

Contractor

Permit Info

Permit For

Water Heater

Project Cost

5000

Work Description

REPLACE THE WATER HEATER AT ELM ST SCHOOL

Occupancy Type

Commercial

Building Type

School

of Units

1

Structure Size

--

Tenant Name

--

Tenant Phone

--

Comments

--

Contractors

Name	Address
JAY D DRAKE	499 Main St.
City	State
Gardner	MA
Zip	Phone No
014402330	9786320770
Email	DBA
JDDRAKE@ROYALSTEAMHEATER.COM	--
License Type	License Expiration
Master Plumber	05/01/2026
License No	License Status
8754	Current
Insurance Expiration	Mobile Phone No
--	--
Fax No	
--	

Insurance Coverage

I have a liability insurance policy or its substantial equivalent

Yes

Bond

--

Liability Insurance Policy

true

Other Type of Indemnity

--

Workers' Compensation

--

Other Coverage

--

Fixtures

Number of Conversion Burner

--

Location of Conversion Burner

--

Number of Direct Vent Heaters

--

Location of Direct Vent Heaters

--

Number of Dryers

--

Location of Dryers

--

Number of Furnaces

--

Location of Furnaces

--

Number of Gas Generators

--

Location of Gas Generators

--

Number of Gas Tie-in

--

Location of Gas Tie-in

--

Number of Grilles

--

Location of Grilles

--

Number of Heater Range

--

Location of Heater Range

--

Number of Heating Boilers

--

Location of Heating Boilers

--

Number of Laboratory Cocks

--

Location of Laboratory Cocks

--

Number of Other

--

Location of Other

--

Number of Ovens

--

Location of Ovens

--

Number of Pool Heaters

--

Location of Pool Heaters

--

Number of Ranges

--

Location of Ranges

--

Number of Roof Top Units

--

Location of Roof Top Units

--

Number of Tests

--

Location of Tests

--

Number of Unit Heaters

--

Location of Unit Heaters

--

Number of Unvented Room Heaters

--

Location of Unvented Room Heaters

--

Number of Vented Room Heaters

--

Location of Vented Room Heaters

--

Number of Water Heaters

1

Location of Water Heaters

--

Total Number of Fixtures

1

IC-24-31

 Mark Hawke
 978-410-4302
 hawkem@gardnerk12.org

160 ELM ST
Gardner, MA 01440

Submitted On: Aug 7, 2024

Business Information/Certificate Issued To

Name of Business/Certificate Issued To

Address

City of Gardner

160 Elm Street

Person Responsible for Daily Operation

Name

Phone

Wayne Anderson

978-360-2242

Email

Address

AndersonW@Gardnerk12.org

160 Elm Street

City

State

Gardner

Ma

Zip

01440

Permit Info

Permit For

Number of units

110 Inspection

0

Effective Date

Number of Bedrooms

--

0

Expiration Date

Residence Phone

--

--

Tenant Name

--

Comments

--

Use Groups

Building Info

Sprinkler System

Fire Alarm System

No

No

If you answered yes to either of these questions then we will need a copy of the required NFPA annual test report. Please upload the reports to the application.

Machado, Victor (DPL)

From: Admin Services <gene8ball@yahoo.com>
Sent: Thursday, January 15, 2026 1:07 PM
To: Machado, Victor (DPL)
Subject: Elm street School ADA non-compliance
Attachments: e-23-398.pdf; e-24-206.pdf; g-24-144.pdf; ic-24-31.pdf; p-24-195-.pdf

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Attached are certificates of inspection stating there is no fire alarm system in the school building when they moved into the school building.

Best wishes

Gene Brunell

[Yahoo Mail: Search, Organize, Conquer](#)

----- Forwarded Message -----

From: "Mariela Negron" <mnegron@gardner-ma.gov>
To: "Admin Services" <gene8ball@yahoo.com>
Cc: "Melissa MacDonald" <mamacdonald@gardner-ma.gov>
Sent: Thu, Jan 15, 2026 at 11:28 AM
Subject: RE: [EXTERNAL] Re: Public Request

Mr. Brunnell, attached are the permits requested per your Publics Request.

Thank you,

Mariela Negron

Administrative Coordinator

Zoning Clerk

Room 101

Building Department

Inspectional Services

mnegron@gardner-ma.gov

978-991-5845

From: Admin Services <gene8ball@yahoo.com>
Sent: Thursday, January 15, 2026 11:09 AM
To: Mariela Negrón <mnegron@gardner-ma.gov>
Subject: [EXTERNAL] Re: Public Request

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CAUTION: This email originated from a sender outside of the City of Gardner mail system. Do not click on links or open attachments unless you verify the sender and know the content is safe.

160 elm street

[Yahoo Mail: Search, Organize, Conquer](#)

On Thu, Jan 15, 2026 at 10:53 AM, Mariela Negrón

<mnegron@gardner-ma.gov> wrote:

Mr. Brunnell, to better assist you with your public request. **We need an address or addresses.**

1. Looking for Occupancy permit for GALT, The superintendents Office, and the Boys and Girls club.
2. All building permits since September 2022 when the School was closed.
3. Copies of the zoning changes since the School closed.

Thank you,

Mariela Negrón
Administrative Coordinator
Zoning Clerk
Room 101
Building Department
Inspectional Services
mnegron@gardner-ma.gov
978-991-5845

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Machado, Victor (DPL)

From: Machado, Victor (DPL)
Sent: Wednesday, January 14, 2026 1:53 PM
To: mmacdonald@gardner-ma.gov
Cc: Machado, Victor (DPL)
Subject: Building Permit Request
Attachments: C25-111 Permit Request.pdf; C25-110 Permit Request.pdf; C25-109 Permit Request.pdf; C25-108 Permit Request.pdf

Hello Ms. MacDonald,

The Architectural Access Board received a complaint regarding the following locations:

- C25-108 Maki Park, 57-67 Parker Street, Gardner
- C25-109 Waterford Community Center, 62 Waterford Street, Gardner
- C25-110 Elm Street School, 16 Elm Street, Gardner
- C25-111 Dog Park at Pulaskis Playground, 2 Charbonneau Street, Gardner

As part of our routine investigative process, it is necessary to obtain copies of all building permits with associated construction costs issued for this property since 1975 (Request attached for each location). These permits are essential for the Board to determine its jurisdiction under 521 CMR Section 3.3.

Please provide copies of the appropriate permits at your earliest convenience. They may be sent via email to victor.machado@mass.gov or to the physical address listed below in my signature.

If you have questions, please contact the Board at 617-727-0660 or Compliance Officer Victor Machado at 617-701-8643.

A hard copy of these requests has also been via certified mail – USPS Tracking# 70101870000149903570

Best,
Victor

Victor Machado
Compliance Officer
He/Him/His
Architectural Access Board

Office of Public Safety and Inspections
Division of Occupational Licensure
E: victor.machado@mass.gov
P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118
www.mass.gov/aab





MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**

1 Federal St., Suite 600
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

TO: City of Gardner
95 Pleasant Street
Gardner, MA 01440

Docket Number **C 25 110**

RE: Elm Street School
160 Elm Street
Gardner

DATE: 1/14/2026

Enclosed please find a copy of the following material regarding the complaint against the above location:

- | | |
|--|---|
| ☐ First Notice | ☐ Stipulated Order |
| ☐ Second Notice | ☐ Letter of Meeting |
| ☐ Notice of Hearing | ☐ Application for Variance |
| ☒ Correspondence | ☐ Decision of the Board |

Please review all enclosed documents carefully.

cc: Local Building Inspector
Independent Living Center
Local Commission on Disability
Complainant

AAB 220



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

YVONNE HAO
SECRETARY, EXECUTIVE OFFICE OF
ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts
Division of Occupational Licensure**

1 Federal St., 6th Floor
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

TO: Melissa MacDonald, Bldg Commissioner
FROM: Victor Machado, Compliance Officer

RE: Elm Street School
160 Elm Street
Gardner

Docket No: C 25 110

DATE: January 14, 2026

REQUEST FOR BUILDING PERMITS

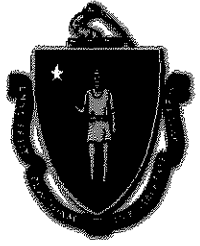
The Architectural Access Board received a complaint regarding the aforementioned premises. As part of our routine investigative process, it is necessary to obtain copies of all building permits with associated construction costs issued for this property since 1975. These permits are essential for the Board to determine its jurisdiction under 521 CMR Section 3.3.

Please provide copies of the appropriate permits at your earliest convenience. They may be sent via email to victor.machado@mass.gov or to the physical address listed above. If you have questions, please contact the Board at 617-727-0660 or Compliance Officer Victor Machado at 617-701-8643. Thank you.

Building Official (Please print)

Signature

AAB 221



Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board

1 Federal St., Suite 0600 • Boston • MA • 02110-2012

V: 617-727-0660 • www.mass.gov/aab

Docket Number

(Office Use Only)

RECEIVED

SEP 26 2025

GENERAL BUILDING COMPLAINT FORM

RECEIVED

PLEASE BE ADVISED THAT THIS FORM IS A MATTER OF PUBLIC RECORD AND
WILL BE DISCLOSED UPON REQUEST.

SEP 30 2025

1. What is the name and address of the building believed to be in violation of the Rules and Regulations of this Board?

Building Name or Description:

ELM ST SCHOOL

Street Address:

160 ELM ST

City/Town:

BARNOR MA 01440

2. Does it appear that the building was recently constructed or renovated? YES
3. What date were you most recently at the building? +/- 10 YEARS
4. How many floors? 3 FLOORS

WILLIAM. JOYCE @ MASS.GOV

5. Please describe the violation(s) as clearly as possible. Include information on the nature of the violation, the location of the violation within the building or site, and any other information you feel might be relevant. The Board's staff also recommends you include photographs of the violation if possible. (Please use additional sheets if necessary): (CONT) →

11-6-2019 MASSACHUSETTS SCHOOL BUILDING AUTHORITY DETERMINED THE ELM STREET SCHOOL WAS 1 OF 2 SCHOOLS THAT HAD ANTICIPATED COSTS AND REPAIRS OF 20-40 MILLION. A NEW SCHOOL WAS BUILT AND THE ELEMENTARY SCHOOL WAS RELOCATED THIS BUILDING IS UNSAFE WITH OUTDATED PLUMBING, ELECTRICAL AND HVAC AS WELL AS OUT OF COMPLIANT FIRE SAFETY. THE MAYOR HAS MOVED OTHER OCCUPANTS INTO THE BUILDING WITHOUT AN INSPECTION. MAKES AN UNSAFE SITUATION POSSIBLE CONSTRUCTION TO ACCOMMODATE THE MOVES

6. Name and address of person/organization filing this complaint (if organization is filing, please provide the Board with the name of a contact person) (required):

Name: GENE BRUNELL

Mailing Address:

40 MEADOWBROOK LANE
GARDNER MA 01440

E-mail: GENEBBALL@YAHOO.COM

Telephone: 978 235 8160

7. Would you like to receive communication from the Board electronically or via US Mail?

Email: ☒ Regular Mail: ☐

8. Individual Signature (required): Gene Brunell

Date: 9-18-2025

Steps for building reuse in Massachusetts

1. **Conduct an asbestos survey:** Before any renovation or demolition work begins, the building owner or operator must hire a state-certified asbestos inspector to thoroughly inspect the facility for ACM. A written report detailing the location and quantity of any ACM is required.
2. **Notify state agencies:** If the survey finds that asbestos needs to be removed, you must notify both the Massachusetts Department of Environmental Protection (MassDEP) and the Department of Labor Standards (DLS) at least 10 working days before starting the abatement work.
3. **Hire a licensed contractor:** All asbestos abatement activities must be performed by a

When you repurpose a building, the planning board reviews your proposal to ensure it aligns with the community's master plan and zoning laws. This oversight is called "adaptive reuse" and involves reviewing site plans, holding public hearings, and potentially granting special permits. @ SKIPPED BY MAYOR NICHOLSON

Key functions of a planning board in repurposing a building

1. Site plan review *THIS BUILDING IS NOT ADA COMPLIANT!*

The board conducts a detailed site plan review to evaluate how the new use will affect the property and the surrounding area. This includes assessing: @

- Traffic flow and parking
- Building facade design and signage



Building Codes and Adaptive Reuse

Purpose: Building codes are in place to protect public health, safety, and welfare. For repurposed buildings, the aim is to achieve these goals through adaptations to the existing structure.

Flexibility for Existing Buildings: Codes specifically written for existing buildings, such as the IEBC, are designed to facilitate adaptive reuse by allowing changes in occupancy and use without requiring the complete overhaul that new construction demands.

Focus on Safety & Performance: Repurposing projects must still meet the minimum requirements for safety and performance relevant to the new use and current standards.

Key Aspects to Consider

Fire and Safety: Upgrades to fire protection systems are often necessary, as requirements have become more stringent over

time.

Accessibility: Compliance with laws like the Americans with Disabilities Act (ADA) is

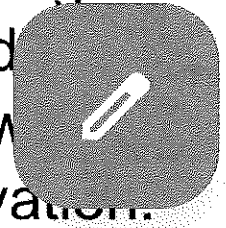
licensed asbestos removal contractor.

Unauthorized removal can result in significant fines.

Yahoo Mail: Search, Organize, Conquer

IN ITS USE AS A SCHOOL,
LICENSED ASBESTOS REMOVAL
CONTRACTOR WAS CONTACTED
TO ADDRESS A ROOF REPAIR,
SCHOOL WAS CLOSED TEMPORARILY
WAITING TO COMPLETE THE REPAIR

typically required, which may necessitate modifications to improve access for people with disabilities. Environmental Regulations: Repurposing may trigger compliance with environmental regulations, such as those concerning hazardous materials like asbestos or lead, requiring their replacement or proper disposal. Structural Integrity: While existing buildings have structural limitations, the goal of adaptive reuse is to ensure the building's continued structural integrity for its new purpose. Zoning and Historical Preservation: Beyond the building code, local zoning laws



[Yahoo Mail: Search, Organize, Conquer](#)

THE CITY OF GARDNER FAILED
TO CONSIDER THE GARDNER
PLANNING BOARD RULES GOVERNING
SPECIAL PERMITS.

THIS BUILDING HOUSED THE
ELEMENTARY SCHOOL STUDENTS
AND THE ENTIRE GROUP MOVED
TO THE NEW BUILDING AS
PLANNED BY THE MASSACHUSETTS
SCHOOL BUILDING AUTHORITY AND
THE CITY OF GARDNER

THE PLANNING BOARD SHOULD
HAVE BEEN NOTIFIED SO AS
TO CONSIDER PUBLIC HEALTH AND
SAFETY PRIOR TO REOCCUPYING
THE BUILDING

NEW GREASE TRAPS FOR THE
BUILDING NEEDED?

HOW MANY WATER SERVICES?
SEPARATE FOR USE AND
SEPARATE FOR FIRE SAFETY

CHAPTER 41

GENERAL LAWS

Chapter

Section

GO >



Print Page

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Next >

Chapter 41: OFFICERS AND EMPLOYEES OF CITIES, TOWNS AND DISTRICTS

Section 1

Town officers to be elected; tenure

Section 1A

District defined

Appointed town offices and boards

OPTIONAL INFORMATION

The following information is optional, and your complaint will be processed regardless of whether the information is provided. **However, you should be aware that the less information that is provided, the longer it will take this office to process your complaint.**

a. Name and address of the building owner or manager:

Name: CITY OF GARDNER

Mailing Address:

95 PLEASANT ST
GARDNER MA 01440

b. The Board only considers complaints with respect to buildings which are:

- 1.) constructed by the state, city or town, and construction, reconstruction, alteration or remodeling occurred after December of 1968; or
- 2.) privately financed buildings that are open to or used by the public and construction, reconstruction, alteration or remodeling occurred after June 10, 1975.

c. Do you have reason to believe the element(s) subject to this complaint have been recently renovated?

Yes: ☒ No: ☐

If you answered yes, please indicate the date and extent of the work below, and if possible attach a copy of the associated building permit to this complaint.

IN THE LAST TWO YEARS MORE THAN
ONE TENANT HAVE MOVED IN.
CITY OF GARDNER SCHOOL DISTRICT OFFICES
AND GALT (STUDENTS) FROM ANOTHER

Continued on Next Page

BUILDING IN GARDNER ON PROSPECT ST
POSSIBLY THE BOYS + GIRLS CLUB ALSO

2.) Do you have reason to believe that in any continuous 3-year period the spending on construction, reconstruction, alteration, or remodeling was more than:

\$100,000

YES

No

30% of the building's assessed value

No

If you answered yes, please indicate the date and extent of the work below, and if possible attach a copy of the associated building permit to this complaint.

GRANT FROM MASSACHUSETTS
SCHOOL BUILDING AUTHORITY FOR
2 NEW BOILERS AROUND 2017
AND OTHER NECESSARY REPAIRS (CONT)

Assessed value of the building only (do not include the value of the land):

THE BUILDING WAS EXPECTED TO BE
VACANT

If possible, please attach a copy of the property card to your complaint.

MOVING GALT, AND GARONER SCHOOL
DISTRICT OFFICES AS WELL AS
REPURPOSING THE BUILDING FOR THESE
MOVES WITHOUT PLANNING BOARD
APPROVAL

3:23       Closure. Closure: The building is permanently closed as a school.

Current Use and Tenants

Gardner Academy for Learning and Technology: The building currently houses this educational institution. Boys and Girls Club of Gardner: The club also resides in the former school building. Gardner Public Schools Central Office: The district's central administrative offices have been located in the former Elm Street School building.

Connection to the Massachusetts School Building Authority (MSBA) [2]

Replacement School Project: The MSBA was involved in a project to construct a new elementary school in Gardner, which was planned to replace the outdated Elm Street and Waterford Street Schools. Location: This new elementary school is not located on the Elm Street School property but is being built on a different site.

All responses may include mistakes.

[1] <https://gardner-ma.gov/DocumentCenter/View/11111>

Section 1B

Appointed town officers and boards;
acceptance by voters

Section 2

Establishment of new board or office;
effect; increase or decrease in board
membership or number of officers

Section 3

City officers; powers and duties

Section 4

Penalty for failure to choose selectmen
or assessors

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COMPLAINTS ALSO FILED WITH
AAB. LENGTHY, MANY ATTACHED
DOCUMENTS

ALSO, COMPLAINT TO AG

DID THE GARDNER SCHOOL DISTRICT
ADMINISTRATION OBTAIN THE
APPROVAL FROM THE CITY COUNCIL
AND SCHOOL COMMITTEE TO
MOVE IN AS WELL AS GALT?



what does the...



- Building codes govern the repurposing of existing buildings by allowing for adaptive reuse projects, which must still meet the overarching goals of public health, safety, and welfare, but without the full rigor required for new construction. Codes like the International Existing Building Code (IEBC) provide specific provisions for existing structures, allowing for flexibility in achieving safety and functional goals while accommodating building limitations and preserving historical features. Key considerations include ensuring compliance with fire safety, accessibility (like the Americans with Disabilities Act), and potentially updating structural or mechanical systems, alongside navigating local zoning and historical



elm street sch...



Comment only

Built in 1923

The Elm Street School building in Gardner, MA is a former elementary school building that has been permanently closed as a school and now houses other entities, including the Gardner Academy for Learning and Technology, the Boys and Girls Club of Gardner, and the Gardner Public Schools' Central Office, which is actively re-using the space. **The Massachusetts School Building Authority (MSBA) was involved in planning for a new elementary school to replace deficiencies in the former Elm Street and Waterford Street Schools, but this new building is on a different site.** [1, 2, 3, 4]

History of the Elm Street School Building

Original Purpose: The Elm Street School was originally built as a high school in 1927 and later served as an elementary school before

3:29 [5] purpose. Zoning and Historical Preservation.

Beyond the building code, local zoning laws must permit the new use, and specific regulations may apply to properties with historical value, potentially restricting alterations to significant features.

Navigating the Process

Hire Experts: Engage architects and designers experienced in adaptive reuse, as they possess insights into local laws and can help navigate the complex process of code compliance. **Seek Approvals:** Renovations typically require building permits and potential approval from local governmental bodies, especially for properties with historical significance. **Consider Tax Incentives:** Explore financial incentives, like federal historic tax credits or energy-efficiency tax credits, which can help offset the costs of adapting historic or existing buildings.

All responses may include mistakes.

[1] <https://www.nps.gov/orgs/1739/upload/preservation-brief-51-building-codes.pdf>

[2] <https://www.bakerparker.com/insights/>

or the vote of the municipal governing body, a copy of the text of the vote, which shall be substantially the same as the MSBA's SOI vote language, must be submitted with a certification of the City/Town Clerk that the vote was taken and duly recorded, and the date of the vote must be provided.

CLOSED SCHOOLS: Districts must download the report from the "Closed School" tab, which can be found on the District Main page. Please print this report, which then must be signed by the Superintendent, the School Committee Chair, and the Chief Executive Officer. A signed report, with original signatures must be included with the District's hard copy SOI submittal. If a District submits multiple SOIs, only one copy of the Closed School information is required.

ADDITIONAL DOCUMENTATION FOR SOI PRIORITIES #1 AND #3: If a District selects Priority #1 and/or Priority #3, the District is required to submit additional documentation with its SOI.

Name of School Waterford Street

- If a District selects Priority #1, Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of the school children, where no alternative exists, the MSBA requires a hard copy of the engineering or other report detailing the nature and severity of the problem and a written professional opinion of how imminent the system failure is likely to manifest itself. The District also must



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A COMPLETE REPORT (41 PAGES) WAS
SUBMITTED AND REVISED FOR THE
COMPLETE REPLACEMENT OF WATERFORD
ST SCHOOL + ELM ST SCHOOL EXPECTED
TO REQUIRE 50-75 MILLION DOLLARS
FOR COMPLETE RENOVATION PROJECTS
BY THE MASSACHUSETTS SCHOOL BUILDING
AUTHORITY

AAB 238



Name of School Waterford Street

Massachusetts School Building Authority

Next Steps to Finalize Submission of your FY 2016 Statement of Interest

Thank you for submitting your FY 2016 Statement of Interest (SOI) to the MSBA electronically. **Please note, the District's submission is not yet complete.** The District is required to print and mail a hard copy of the SOI to the MSBA along with the required supporting documentation, which is described below.

Each SOI has two Certification pages that must be signed by the Superintendent, the School Committee Chair, and the Chief Executive Officer*. Please make sure that **both** certifications contained in the SOI have been signed and dated by each of the specified parties and that the hardcopy SOI is submitted to the MSBA with **original signatures**.

SIGNATURES: Each SOI has two (2) Certification pages that must be signed by the District.

In some Districts, two of the required signatures may be that of the same person. If this is the case, please have that person sign in both locations. Please do not leave any of the signature lines blank or submit photocopied signatures, as your SOI will be incomplete.

**Local chief executive officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless, in a city or town, some other municipal office is designated as the chief executive office under the provisions of a local charter.*

VOTES: Each SOI must be submitted with the proper vote documentation. This means that (1) the required governing bodies have voted to submit each SOI, (2) the specific vote language required by the MSBA has been used, and (3) the District has submitted a record of the vote in the format required by the MSBA.

- **School Committee Vote:** Submittal of all SOIs must be approved by a vote of the School Committee.
 - F or documentation of the vote of the School Committee, Minutes of the School Committee meeting at which the vote was taken must be submitted with the original signature of the Committee Chairperson. The Minutes must contain the actual text of the vote taken which should be substantially the same as the MSBA's SOI vote language.
- **Municipal Body Vote:** SOIs that are submitted by cities and towns must be approved by a vote of the appropriate municipal body (e.g., City Council/ Aldermen/Board of Selectmen) in addition to a vote of the School Committee.
 - R egional School Districts do not need to submit a vote of the municipal body.



City of Gardner
Department of Inspectional Services
115 Pleasant Street, Room 101, Gardner, MA 01440
Tel. (978) 630-4007 Fax: (978) 632-3313
www.gardner-ma.gov

GENERAL COMPLAINT FORM

This is a formal request for enforcement of an alleged violation of:

☒ Building Code
☒ Zoning Ordinance

☒ Plumbing Code
☒ Gas Code

☒ Electrical Code
☒ Miscellaneous

Please notify me, in writing, of any action or refusal to act on my request for enforcement. The following are the facts in the case:

Location of Property involved: 160 ELM ST
Owner of Property, if known: CITY OF GARDNER, School Dept?
Owner's mailing address, if different: 95 PLEASANT ST GARDNER
Alleged Violation(s) Section(s) MGC CHAPTER 41 : _____

Nature and details of alleged violation(s), (may use back of form if necessary):

FAILURE TO ADDRESS ADAPTIVE REUSE.
MAYOR NICHOLSON SKIPPED SEVERAL STEPS

Date(s) of alleged violation(s): CURRENT AND UPON LEASE

Complainant(s): GENE BRUNELL

Complainant Address: 40 MEADOWBROOK LANE GARDNER MA

Home telephone #: 978 235 8160 Cell/Work telephone #: _____

I hereby state that I qualify as an aggrieved party and do believe that to the best of my knowledge, the above facts are true. I understand that if it is necessary for the City of Gardner to institute legal action in the courts, I hereby agree to testify as a witness on behalf of the City of Gardner, Massachusetts.

Signature Jon P Brunell

Date 9-25-2025

PLEASE LEAVE THIS PART IN BLANK

OFFICE USE ONLY

Complaint taken by: _____ Assigned Inspector: _____

REPORT OF INVESTIGATION

ACTION TAKEN

Mission Statement

To promote the safe and compatible development of the community through fair and consistent enforcement of codes and zoning ordinances