

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 25 Freble St		Owner: August Corp		Phone: 225-2000	Permit No: 990025
Owner Address: c/o Portland Public Market		Lessee/Buyer's Name: Bruno D.V. Marino **725-0214		Phone: 04070	Business Name: 883-0305
Contractor Name: Steve Flynn		Address: P.O. Box 2353 West Scarborough ME		Phone: 883-0305	
Past Use: Vacant Space	Proposed Use: Italian Specialty Market	COST OF WORK: \$ 8000	PERMIT FEE: \$ 60		
Proposed Project Description: Install Cooking hood, CounterTop, 5' divider wall]		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: SB Signature: [Signature] Date: [Date]		
Permit Taken By: SF		Date Applied For: January 7, 1999			

PERMIT ISSUED
 Permit Issued:
JAN 12 1999
CITY OF PORTLAND

Zone: CBL:
027-A-001

Zoning Approval:
[Signature] 1/7/99

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj Minor Imm

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

Call Bruno Marino for p/o

PERMIT ISSUED
WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

January 7, 1999

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: [Signature]

12/12

CEO DISTRICT

1

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction (include Portion of Building): 25 PREBLE STREET, PORTLAND, ME 04111		
Total Square Footage of Proposed Structure	~ 500 sq ft	Square Footage of Lot
Tax Assessor's Chart, Block & Lot Number Chart# 027 Block# 1/1 Lot# 001	Owner August Corporation	Telephone# 228-2000
Owner's Address: c/o Portland Public Market	Lessee/Buyer's Name (if applicable) 725-0110 Bruno D.V. Marino	Cost Of Work: \$~48,000 Fee \$60
Proposed Project Description: (Please be as specific as possible) Install cooking hood, counter top and 5' divider wall in vendor space #1, Portland Public Market. Plumbing, electrical + gas for typical restaurant equipment.		
Contractor's Name, Address & Telephone STEVE Flynn, P.O. Box 2353, West Scarborough, ME 04070-2353		
Current Use: VACANT	Proposed Use: Italian Specialty Market	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/ framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Bruno D.V. Marino	Date: 1/7/99
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Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

Call for P/U



S.F. FLYNN-Z COMPANY, INC.
P.O. Box 2353
West Scarborough, Maine 04070-2353
207-883-0306

January 5, 1999

Salumeria Rex Italian Variety Market
C/O Bruno Marino
346 Bunganuc Road
Brunswick, Maine 04011

Reference: Salumeria Rex / Portland Public Market Food Stall Estimate

Enclosed is an estimate to provide labor and materials to assist with the construction of a new food stall area (hutch & wall divider) at Salumeria Rex Market in the new Portland Public Market. This estimate is based upon a recent site visit, discussions, and drawings provided. A break down is as follows:

SCOPE OF WORK

- * Construct a 16' hutch style unit (per print specifications) to house a (3) door cooler, (2) tables, and cook top.
- * Install (4) steel columns to support hutch structure at the outside corners with continuous steel tube at top of wall around the perimeter.
- * Hutch wall to be framed with 16" O.C. with 2" x 4" KD studs and height to be 7'-6" above finished floor.
- * Wall surface to consist of 5/8" tile backer board (cement board) behind the stainless panels (approx. 64 sq.ft. from floor to top of wall behind hood & grill) and 5/8" fire coded gypsum board (sheetrock) to the remaining surfaces.
- * The (2) flanking hutch walls will be framed 2' wide with a 4" x 4" pine post installed at the 3 1/2" mark.
- * All exterior trim installed to match existing decor.
- * Construct a 12' (l) x 5'(h) divider half wall with one 3' return wall to column per print specifications.
- * Top of wall to be capped with (1) 1'-8" plywood shelf with 2 1/2" nosing and laminated with white formica.
- * Wall surface to consist of one layer of 1/2" M.R. gypsum with a layer of (white) F.R.P. panel with associated connecting hardware and adhesive.
- * Remove and dispose of associated construction debris incurred by Flynn-Z.
- * Permit and associated costs by owner.

General Notes:

- * F.R.P. paneling to be used in lieu of ceramic tile on divider wall.
- * Hood work, stainless steel sheet goods, or stainless corner guards are excluded.
- * No space between top of divider wall and laminated top shelf.
- * Cove base or floor prep is excluded.
- * Any electrical or gas work is excluded.
- * Labor based upon work completed at night.

COST BREAK DOWN

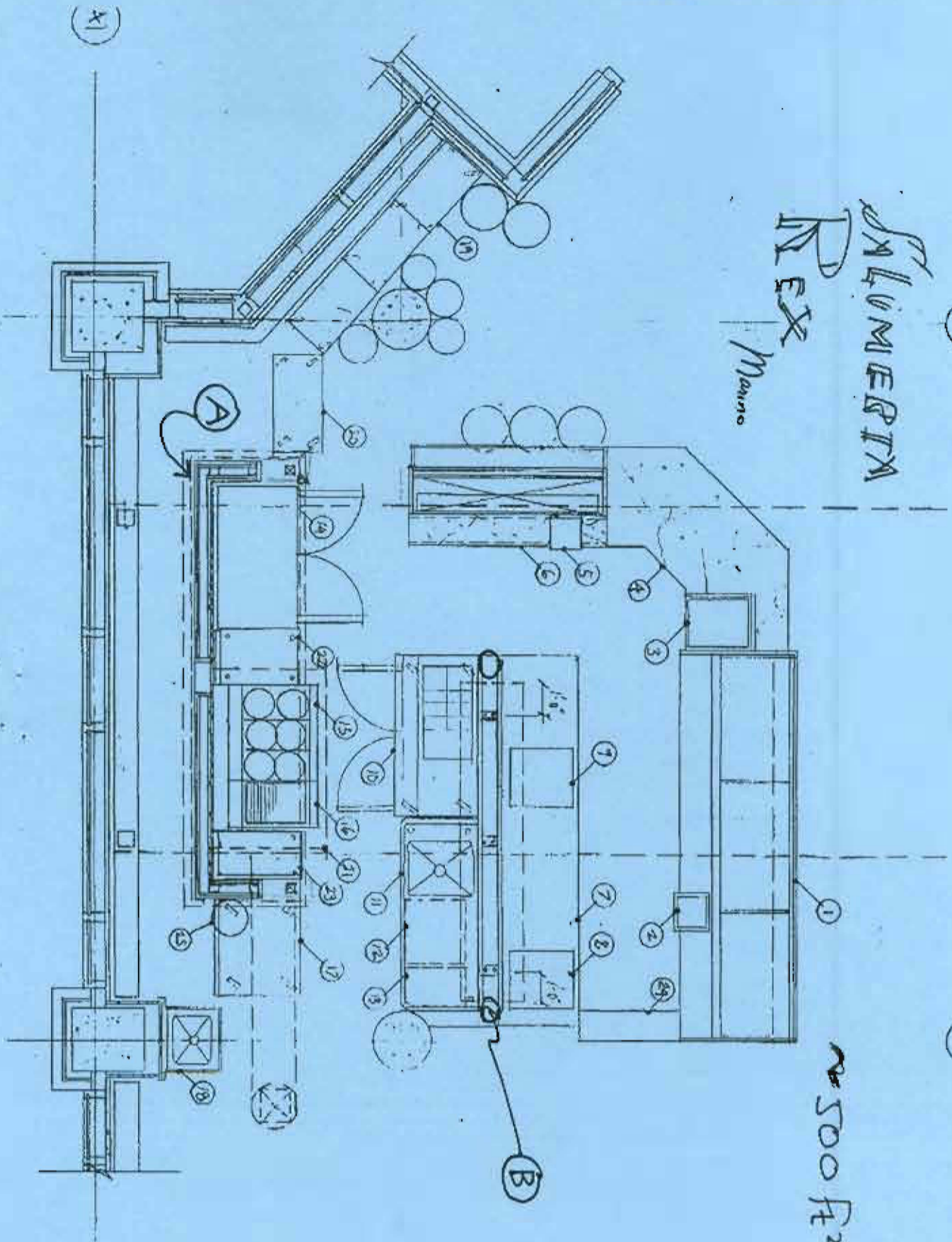
Labor (Flynn-Z)	2,700.00
Materials	4,581.00
Misc. Field Costs (parking, disposal fees, etc.)	150.00

Phase Total \$ 7,431.00

Estimated By: Stephen Flynn

SALON
REX
Main

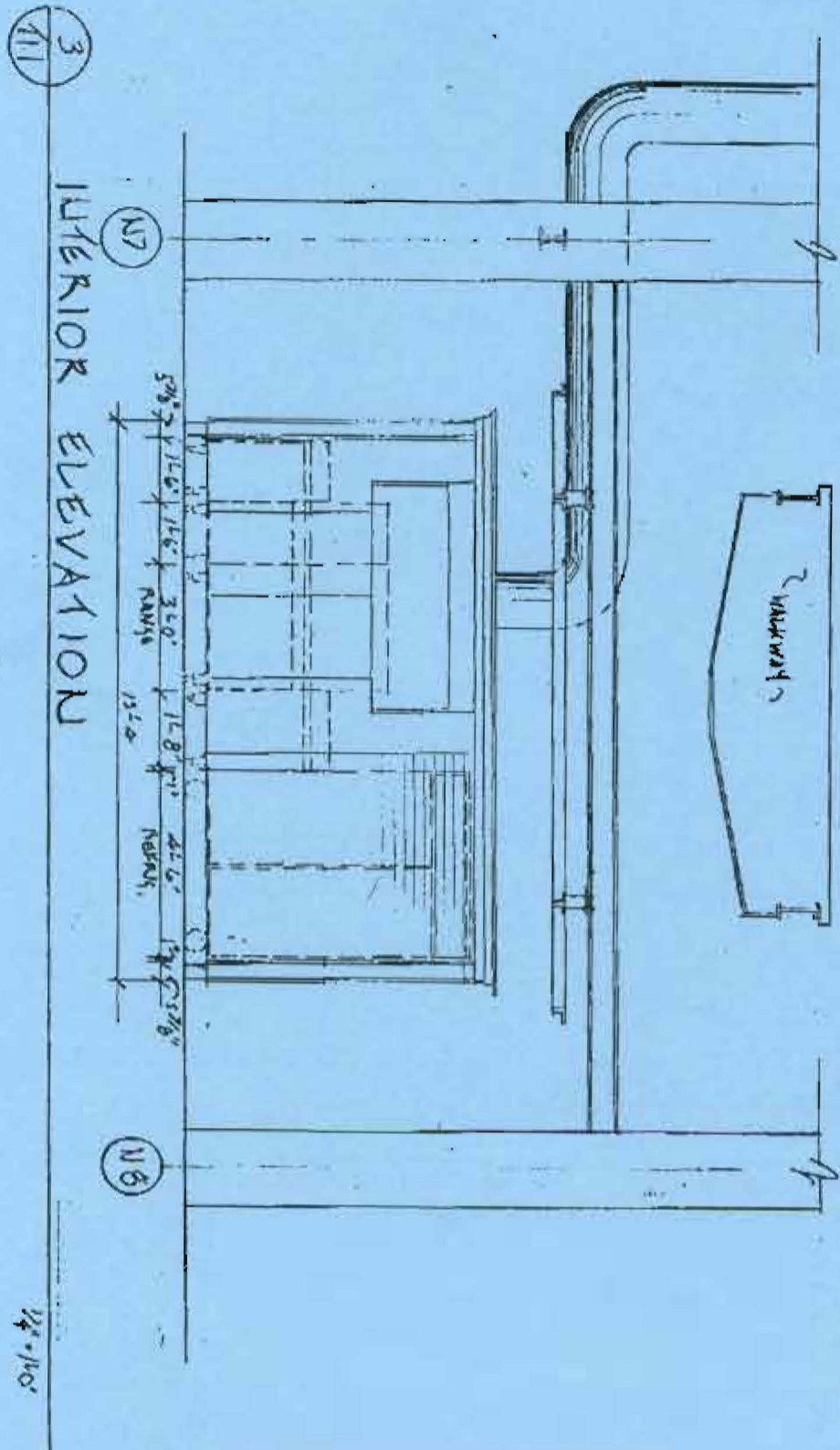
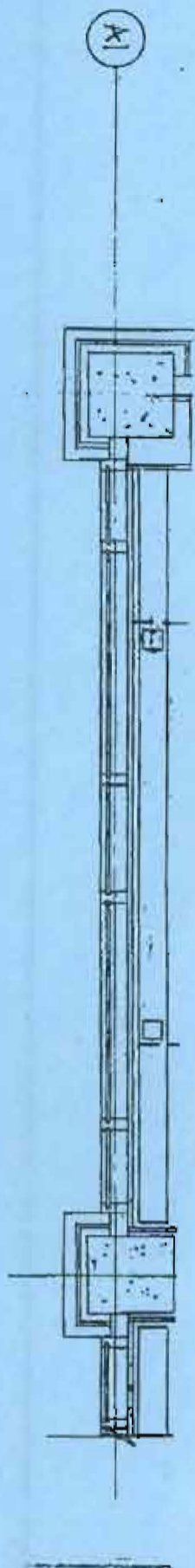
~ 500 Ft²



TOILET MENIT & CABINETRY PLAN

(2)

EQUIPMENT & CABINETRY PLAN

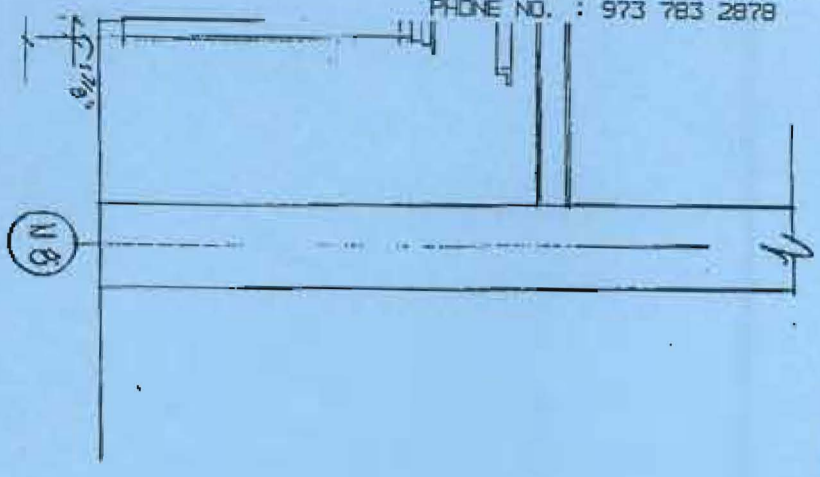


INTERIOR ELEVATION

1/4" = 1'-0"

2
111

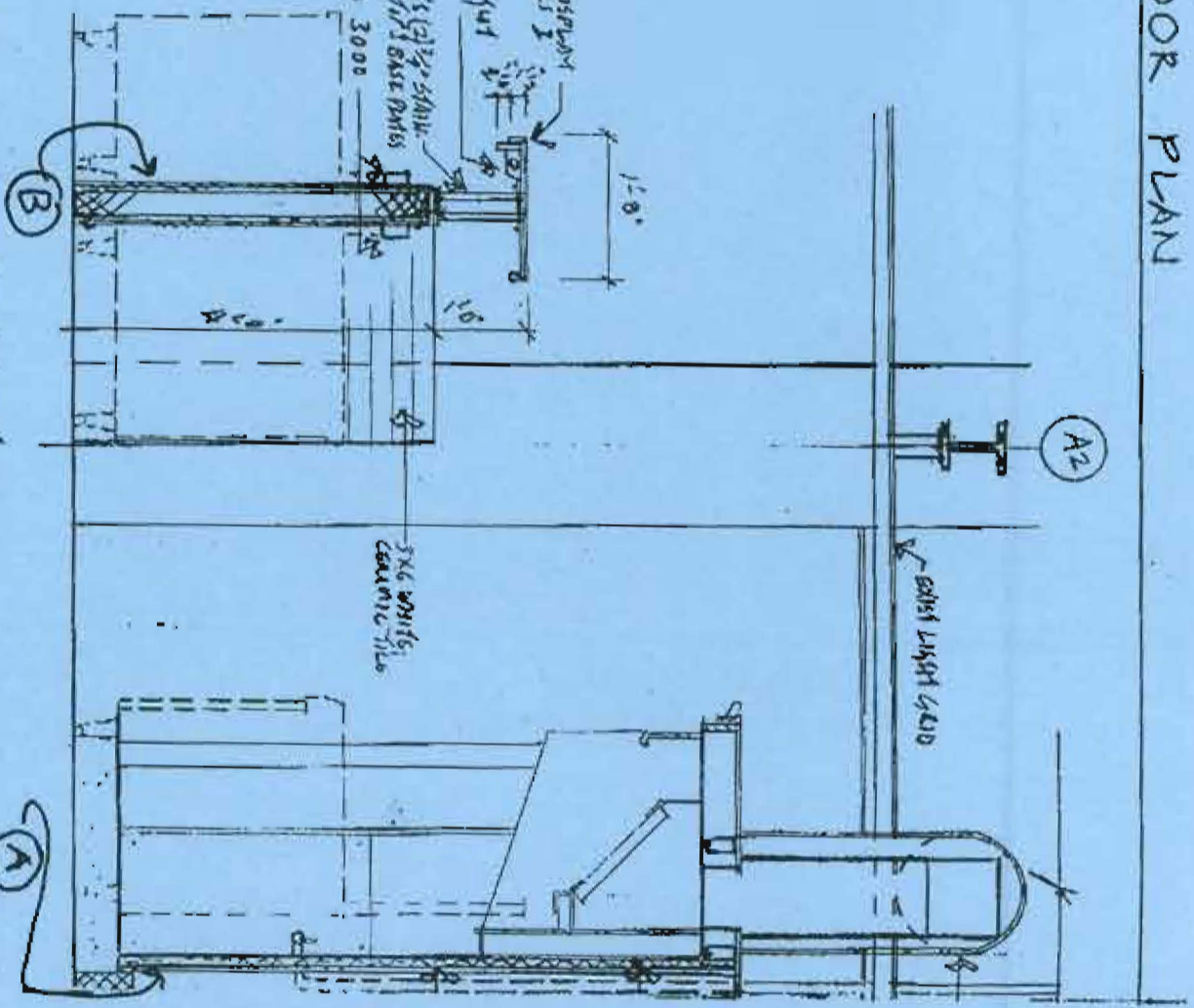
FLOOR PLAN



1-8" W X 10-0" PINE PEYWOOD DISPLAY SHELF WITH 1/4" 3/4" SOLID EYES 1/2" 12X5 MIN
CONCRETE FLUORESCENT LIGHT MOUNT BASE BUDY. STAND
(3) WALL MTD SHELF SUPPORTS (3) 1/2" 5/16" SLT. RODS WELDED TO 4X1/2" 1/2" 1/2" BASE DMS CONTINUOUS ALUM. SERIES 3000 WIRE MESH

4
111

SECTION THRU COOKING LINE @



3X6 WHITE CERAMIC TILE

EXIST LIGHT GRID

BUILDING PERMIT REPORT

DATE: 8 January 99 ADDRESS: 25 Preble St. CBL: 027-A-001
 REASON FOR PERMIT: Install Cooking hood, Counter Top - 5' divider wall
 BUILDING OWNER: August Corp
 CONTRACTOR: c/o Portland Public Market
 PERMIT APPLICANT: ↑
 USE GROUP M BOCA 1996 CONSTRUCTION TYPE I-B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: X1, X17, X18, X19, X20, X22, X30, X31, X24

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
- 3. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- 6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- 8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- 9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
- 12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 25 Prable St (027-A-001)

Issued to August Corporation

Date of Issue 05 November 1996

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 970676, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below:

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY:

Public Market
Use Group: N Type: 3A
BOCA 96 Sprinkled

Limiting Conditions:

This certificate supersedes
certificate issued.

Approved:

(Date)

Inspector


Inspector of Buildings

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

knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)

13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2
- X 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. Section 921.0
- X 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- X 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- X 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- X 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- X 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
28. Please read and implement the attached Land Use-Zoning report requirements.
29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- X 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X 31. Kitchen Exhaust Equipment shall be installed and maintained as per Section Chapter 5 of The City's mechanical Code, (The BOCA National mechanical Code/1993).

33.


Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator