

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

Location of Construction: <b>18 Hampshire St.</b>		Owner: <b>L. Cicco Mancini</b>		Phone: <b>774-7411</b>		Permit No: <b>991040</b>
Owner Address: <b>Walton St. Ftld</b>		Lessee/Buyer's Name: <b>****Adam J. Sangillo</b>		Phone: <b>207-9309</b>		
Contractor Name: <b>Mancini Electric</b>		Address:		Phone:		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>CITY OF PORTLAND</b>                  Zone: <b>B-2</b> CBL: <b>028-0-016</b> </div>
Past Use: <b>Comm./wholesale</b>		Proposed Use: <b>lounge</b>		COST OF WORK: \$ PERMIT FEE: \$ <b>30.00</b>		
Proposed Project Description:  <b>Change of Use from wholesale to lounge</b>		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		INSPECTION: Use Group <b>A-3</b> Type: <b>53</b> Signature: <i>[Signature]</i>		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied  Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review  Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied  Date: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				
Permit Taken By: <b>Sherry</b>		Date Applied For: <b>September 13, 1999</b>				

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..

Please mail permit to:  
 38 Hill St.  
 Saco, ME 04072  
 ATTN: Adam Sangillo

**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

9/13/99

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

CEO DISTRICT 1

BUILDING PERMIT REPORT

DATE: 20 Sept. 99 ADDRESS: 18 Hampshire ST. CBL: 028-0-016  
REASON FOR PERMIT: Change of Use Wholesale To Lounge.  
BUILDING OWNER: A. Cicco Mancini  
PERMIT APPLICANT: Contractor Mancini Ele.  
USE GROUP A-3 CONSTRUCTION TYPE 3-13.

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*9, \*11, \*12, \*13, \*23, \*27, \*30, # 3/  
\*33, \*35, \*36, \*37, 38, 20  
Approved with the following conditions:

- 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) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
- 3. 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
- 4. 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)
- 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 7. 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.
- 8. 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)
- 9. 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
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- 11. 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 36" 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)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 13. 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)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. 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 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)

COMMENTS

11/9 <sup>AM</sup> Met on site with A.J. Sangillo. A permit revoked  
parking too far away. Did Mr. Sangillo secure additional  
parking in an adjoining lot (DC)

2/3/94 Zoning issues resolved work completed OK for CO  
(DC)

Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

16. 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)
17. 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)
18. 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)
19. 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 basements

In 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.

20. 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)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
25. 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 the Division of Inspection Services.

26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).

27. 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.**

28. All requirements must be met before a final Certificate of Occupancy is issued.

29. 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).

30. 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)

31. Please read and implement the attached Land Use Zoning report requirements.

*separate permit required for New signage*

32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.

33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).

35. *Your plans with your building application did not give much detail on your proposed layout - your kitchen shall meet the requirements of the state & city Food Service requirements as per equipment and HVAC - A copy of Food Service requirement can be obtain at city hall Rm 315 -*

36. *Kitchen Exhaust equipment shall meet the requirements of chapter 5 of the mechanical code. (The BOCA mechanical code 1993).*

37. *Fire resistance rating requirements for fire separation assemblies between areas shall be as per table 3102.1.2 of the bldg. Code.*

D. Samuel Thomas, Building Inspector  
 cc: Li McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 7/24/99

**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

38. *State Fire Marshall Approval required for this project*

BEALS & COUNSEL  
L A W O F F I C E S  
77 MIDDLE STREET  
PORTLAND, MAINE 04101

GEORGE W. BEALS, ESQ.  
BealsLaw@aol.com

Telephone (207) 774-2900  
Facsimile (207) 774-2656  
Toll Free 1-888-232-5752  
1-888-BEALS LAW

November 9, 1999

Mr. Adam Sangillo  
18 Hampshire Street  
Portland, ME 04101

Dear Adam:

I am writing to confirm that you have my permission to use three spaces in my parking lot at 77 Middle Street.

Very truly yours,



George W. Beals

GWB/kat



September 22, 1999

TO WHOM IT MAY CONCERN:

This is to verify that Micucci Grocery Co. has agreed to rent to Adam Sangillo three (3) parking spaces located at 45 India Street, Portland, ME.

A handwritten signature in blue ink that reads "Doug Micucci". The signature is written in a cursive style with a large, looped initial "D".

A handwritten note in blue ink that reads "received 9/23/99". The word "received" is written in a cursive style, and the date "9/23/99" is written in a simpler, more legible style.

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

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

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

**NOTE\*\*If 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: <i>15 HANCOCK SHIRE ST PORTLAND</i>			
Tax Assessor's Chart, Block & Lot Number: Chart# <i>028</i> Block# <i>0</i> Lot# <i>016</i>	Owner: <i>L. CICCIO Mancini</i>	Telephone#: <i>774-7411</i>	
Owner's Address: <i>WALTON - CT PORTLAND</i>	Lessee Buyer's Name (If Applicable): <i>Adam J SANGILLI</i>	Cost Of Work: <i>\$ 30.00</i>	Fee: <i>\$</i>
Proposed Project Description:(Please be as specific as possible) <i>Change Use Wholesale / to lounge</i>			
Contractor's Name, Address & Telephone: <i>MANCINI ELECTRICAL</i>		Rec'd By: <i>[Signature]</i>	

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 (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

**4) Building Plans (Sample Attached)**

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: <i>Adam J Sangilli</i>	Date: <i>9/8/99</i>
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Building Permit Fee: \$30.00 for the 1st \$1000 cost plus \$6.00 per \$1,000.00 construction cost thereafter.

O:\INSP\CORRESP\MNU\GENT\APADSF\WPD

*Adam Sangilli*  
*A 38 Hill SE*  
*Saco, ME 04072*





AJ SANGILLO'S - LOUNGE  
 18 HAMPSHIRE ST  
 PARTLAND ME

31 x 20 = 620 # for whole area  
 21.5 x 20 = 430 # ÷ 150 = 2.87 #

3 PARKING SPACES  
 FEY.



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**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

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

**NOTE\*\*If 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: <i>18 HAMP SHIRE ST PORTLAND</i>			
Tax Assessor's Chart, Block & Lot Number Chart# <i>028</i> Block# <i>0</i> Lot# <i>06</i>		Owner: <i>L CICCIO MANCINI</i>	
Owner's Address: <i>WALTON - CT PORTLAND</i>		Telephone#: <i>774-7411</i>	
Lessee/Buyer's Name (If Applicable) <i>Adam J SANGILLI</i>		Cost Of Work: <i>\$ 30.00</i>	Fee <i>\$</i>
Proposed Project Description:(Please be as specific as possible) <i>Change Use Wholesale to lounge</i>			
Contractor's Name, Address & Telephone <i>MANCINI ELECTRICAL</i>		Rec'd By: <i>[Signature]</i>	

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If there is expansion to the structure, a complete plot plan (Site Plan) must include:

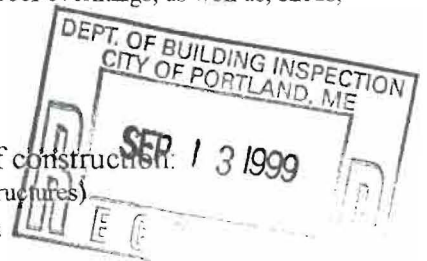
- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

**4) Building Plans (Sample Attached)**

- 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)
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  - 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.

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Signature of applicant: <i>Adam J Sangilli</i>	Date: <i>9/18/99</i>
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

O:\INSP\CORRESP\MNUAGENT\APADSFD.WPD

*Adam Sangilli*  
*38 Hill SE*  
*Saco, ME 04072*

Inspection Services  
Nadine Gagnon  
Manager

Department of Urban Development  
Joseph E. Gray, Jr.  
Director



## CITY OF PORTLAND

August 18, 1999

Sangillo's  
18 Hampshire Street  
Portland, ME 04101

RE: Business License  
CBL: 028-O-016

To Whom It May Concern:

I received your application for a business license for a Class A Lounge. I find in my microfiche research that this address was last a gift shop/wholesale. A lounge is permitted in the zone for this license but I see that you do not have a Change of Use permit. The license cannot be recommended for approval until you come in to City Hall, Room 315 and get a Change of Use permit.

Thank you for your anticipated cooperation in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Nadine Beth Williamson".

Nadine Beth Williamson  
Office Manager



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 18 Hampshire Street CBL: 028-0-016

Issued to L. Cicco Mancini

Date of Issue February 4, 2000

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. 991040, 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

Lounge

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

2/7/00  
(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.

02/07/00 HJM