

**Jeanie Bourke** <jmb@portlandmaine.gov>

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**152 Middle Street , 1st Floor**

3 messages

**Cloutier, James** <cloutierj@ccdpa.com>  
To: jmb@portlandmaine.gov

Mon, Nov 20, 2017 at 9:10 AM

Hi Jeanie

I represent the owner of 152 Middle 1st floor, a former optometry office which I believe was permitted by the GAP (Athleta division) under a long term lease agreement for their use as a retail space. That agreement has terminated and we are now remarketing the space to considerable interest as a retail use to national retailers.

One recurring issue is the structural support parameters that can be documented and applied for retail use. The property had a building permit issued to Athleta, which specified some parameters which were apparently acceptable. There has been some continuing discussion about whether the building codes or the life safety codes would require limitations on use or some structural reinforcement to permit full retail installations.

I suspect someone in the office knows more about all this than anyone involved with the owner, certainly including me, as most of the dealings were with the proposed lessee, or actually, its contractors. I wonder if you could put me in touch with the inspector or whomever would be conversant with the current permitting status of the property, which is a commercial condo unit of the Storer Building. The city's files would probably reflect that the owner is Dr. Ron Cedrone or the LLC he owns, RELM Realty LLC.

Thanks very much.

Jim Cloutier

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**Jeanie Bourke** <jmb@portlandmaine.gov>  
To: "Cloutier, James" <cloutierj@ccdpa.com>

Tue, Nov 21, 2017 at 10:43 AM

Hi Jim,

Thank you for updating me on this permit and project discontinuance, I have not been notified by the contractor or lessee of this turn of events and subsequent suspension of work. I approved this permit, #2016-01515 for 150 Middle St. on 8/5/16, if the work has been abandoned for 180 days, it is deemed expired.

I was contacted by the consulting engineer and the Director of Architecture & Engineering at Gap concerning what they believed to be an undersized main girder. They speculated that reinforcement was needed to bring the balance of the existing floor construction for retail use up to 75 lbs/sf of live load. They were to do some exploratory borings and prepare structural plans in order to apply for an additional permit for review. This information was shared with me a year ago and to my knowledge no further details were submitted for review by this office.

The original permit drawings did not propose work of a structural nature. If during the course of work access to structural elements reveals some potential deficiencies, in this case to the existing gravity loads for the change of use from business, it is the responsibility of the design professional to bring this to the attention of the building official. If this space will continue to be pursued as retail establishment, additional structural assessment is necessary for review.

Please let me know if you have any further questions.

Best,  
Jeanie

*Jeanie Bourke*  
*Code Enforcement Officer/Plan Reviewer*  
*Team Leader*

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**Cloutier, James** <[cloutierj@ccdpa.com](mailto:cloutierj@ccdpa.com)>  
To: Jeanie Bourke <[jmb@portlandmaine.gov](mailto:jmb@portlandmaine.gov)>

Tue, Nov 21, 2017 at 11:22 AM

Hi Jeanie

Thank you for your note. I will circulate this information to the owner's team, which includes structural professionals, and be back to you. I was aware that the previous applicant tested the supports for a beam supporting the whole structure. These were found to be fine. I don't think any additional designs were created after that result. We did ask that the planning department try to find the original plans for the condo conversion and renovation in the 1980's, no luck.

We'll be in touch.

Have a great holiday.

Jim Cloutier

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