

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0042	Issue Date: 1/29/09	CBL: 030 A001001
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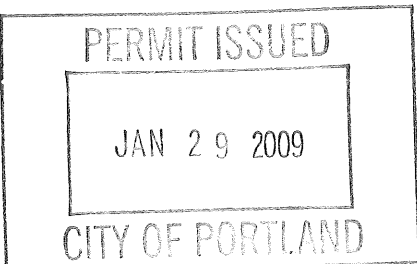
Location of Construction: 86 COMMERCIAL ST ¹⁶ custom HO	Owner Name: PROPRIETORS OF CUSTOM HO	Owner Address: 5 EASTERN PROMENADE	Phone: 207-831-3521
Business Name: Wharf	Contractor Name: Oliver Kiethly	Contractor Address: 96 Crestview Dr So Portland	Phone: 2078313521
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: WCZ

Past Use: Commercial/Restaurant - PortHole Tavern	Proposed Use: Commercial/Restaurant- PortHole Tavern Renovations, Move Bathrooms, Kitchen Expansion into Where Bathrooms Were- Kitchen Ceiling Repair	Permit Fee: \$420.00	Cost of Work: \$40,000.00	CEO District: 1
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Proposed Project Description: PortHole Tavern Renovations, Move Bathrooms, Kitchen Expansion, Kitchen Ceiling Repair	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: A-2 Type: 5B IRC-2003
	Signature: <i>KG</i>	Signature: <i>CL 1/29/09</i>

Permit Taken By: lmd	Date Applied For: 01/14/2009	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>ES 4/15/09</i>	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved Date:	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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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 provision of the code(s) applicable to such permit.

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 090042

Please Read Application And Notes, If Any, Attached

This is to certify that PROPRIETORS OF CUSTOM HOUSE WHARF ATTN G E MAC

has permission to PortHole Tavern Renovations, Move Bathrooms, Kitchen Expansion, Kitchen Ceiling Repair

AT 86 COMMERCIAL ST

CBL 030 A001001

PERMIT ISSUED
JAN 29 2009

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. G. Sauter

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Cheryl R 1/29/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0042	Date Applied For: 01/14/2009	CBL: 030 A001001
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Location of Construction: 86 COMMERCIAL ST	Owner Name: PROPRIETORS OF CUSTOM HO	Owner Address: 5 EASTERN PROMENADE	Phone: 207-831-3521
Business Name:	Contractor Name: Oliver Kiethly	Contractor Address: 96 Crestview Dr So Portland	Phone: (207) 831-3521
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial/Restaurant- PortHole Tavern Renovations, Move Bathrooms, Kitchen Expansion into Where Bathrooms Were- Kitchen Ceiling Repair	Proposed Project Description: PortHole Tavern Renovations, Move Bathrooms, Kitchen Expansion, Kitchen Ceiling Repair
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/15/2009**Note:** **Ok to Issue:**

- 1) This property shall remain a restaurant only. Any change of use shall require a separate permit application for review and approval. This permit is not allowing any expansion of use within the existing PortHole space.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. Only the area within the existing interior PortHole Restaurant is being reviewed and approved. Any changes that may be on the submitted plans to the exterior or other areas of this location are not being reviewed nor approved. Any such changes to previous approvals that are shown on the plans and are not part of the current approvals do not constitute any further rights.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 01/29/2009**Note:** **Ok to Issue:**

- 1) This permit is issued as part of a timeline agreement dated October 28,2008 by Oliver Keithly and the City of Portland. This phase of construction to include Bathrooms, Life Safety Changes, Up grading the electric system and general rehab of the Kitchen. The ADA ramp on the street side and the sprinkler will be at a later date as per the agreement by Oliver Keithly and the State Fire Marshal's Office.
- 2) State law requires notification of hazardous materials and abatement by a licensed professional
- 3) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 4) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 01/21/2009**Note:** **Ok to Issue:**

- 1) Provide details for second means of egress to be protected.
- 2) Walls in structure are to be labeled according to fire resistance rating.
IE; 1 hr. / 2 hr. / smokeproof.
- 3) Emergency lights are required to be tested at the electrical panel.
- 4) All construction shall comply with NFPA 101
- 5) The sprinkler system shall be installed in accordance with NFPA 13.

Comments:

Location of Construction: 86 COMMERCIAL ST	Owner Name: PROPRIETORS OF CUSTOM HO	Owner Address: 5 EASTERN PROMENADE	Phone: 207-831-3521
Business Name:	Contractor Name: Oliver Kiethly	Contractor Address: 96 Crestview Dr So Portland	Phone (207) 831-3521
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

1/14/2009-lmd: Oliver Keithly met with Chris Hanson at the counter and went over the submitted plans. If there are any questions pertaining to this submission please see Chris H.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

 X **Final inspection of barriers or alarm systems**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

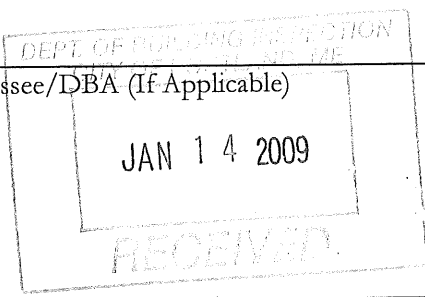
Signature of Inspections Official

Date



General Building Permit Application

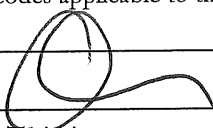
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>PORTHOLE TAVERN, 16 CUSTOM HOUSE WHARF, PORTLAND, ME.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>30 A 001</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Oliver Keathy</u> Address <u>96 Creston Drive S. Portland</u> City, State & Zip <u>Maine 04106</u>	Telephone: <u>207-831-3521</u>
Lessee/DBA (If Applicable) 	Owner (if different from Applicant) Name <u>Ken McGowan</u> Address <u>16 Custom House Wharf</u> City, State & Zip <u>Portland Me 04101</u>	Cost Of Work: \$ <u>40,000.-</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Assembly (RESTAURANT)</u> Number of Residential Units _____ If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>ASSEMBLY w/ ENTERTAINMENT (RESTAURANT)</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>New Bath Rooms, Kitchen Expansion & Kitchen Ceiling Repair,</u>		
Contractor's name: <u>Oliver Keathy</u> Address: <u>16 Custom House Wharf</u> City, State & Zip <u>Portland Maine 04101</u> Telephone: _____ Who should we contact when the permit is ready: <u>yes</u> Telephone: <u>831-3521</u> Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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:  Date: 1-14-09

This is not a permit; you may not commence ANY work until the permit is issued



Certificate of Design Application

Designer: DAVID D. LEASURE - ARCADE CONSULTING ASSOC. INC
 Date: JANUARY 12, 2009
 Job Name: PORTLAND TOWN RESTAURANT RENOVATION
 Address of Construction: 16 CUSTOM HOUSE WHARF, PORTLAND, ME. 04103

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year: IBC-2006 Use Group Classification (s): Assembly (A-2)
 Type of Construction: IBC - TYPE VB
 Is there a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IBC? NOT CURRENTLY AUTHORIZED ONE IS REQUIRED BY CODE Supervisory alarm system? NO
 Is the Structure mixed use? YES If yes, separated or non separated or non separated (section 302.3) SEPARATED
 Geotechnical/Soils report required? (See Section 1802.2) NO - NOT APPLICABLE (PIER STRUCTURE)

Structural Design Calculations
STRUCTURAL MEMBERS SIZED FOR 130 LB FLOOR LOAD AND 56 LB ROOF SNOW LOAD
 Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>Assembly</u>	<u>DESIGNED BY OTHERS (PIER)</u>

Wind loads (1603.1.4, 1609)

N/A BY OTHERS

Design option utilized (1609.1.1, 1609.6)

Basic wind speed (1809.3)

Building category and wind importance Factor, w (table 1604.5, 1609.5)

Wind exposure category (1609.4)

Internal pressure coefficient (ASCE 7)

Component and cladding pressures (1609.1.1, 1609.6.2.2)

Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

N/A BY OTHERS

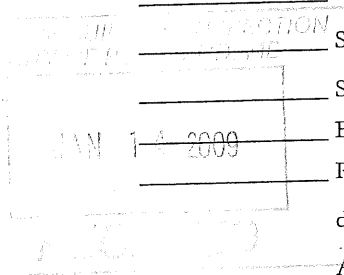
Design option utilized (1614.1)

Seismic use group ("Category")

Spectral response coefficients, SDs & SD1 (1615.1)

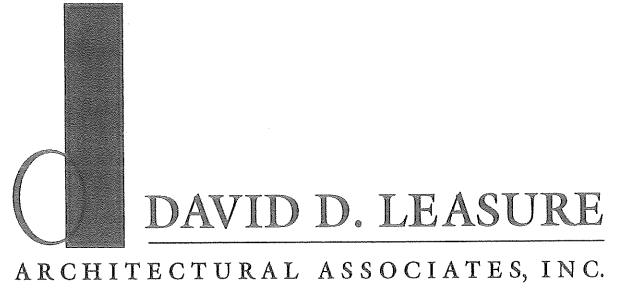
Site class (1615.1.5)

- _____ Live load reduction
- _____ Roof live loads (1603.1.2, 1607.11)
- _____ Roof snow loads (1603.7.3, 1608)
- _____ Ground snow load, P_g (1608.2)
- _____ If $P_g > 10$ psf, flat-roof snow load P_f
- _____ If $P_g > 10$ psf, snow exposure factor, C_e
- _____ If $P_g > 10$ psf, snow load importance factor, I_f
- _____ Roof thermal factor, C_t (1608.4)
- _____ Sloped roof snowload, P_s (1608.4)
- _____ Seismic design category (1616.3)
- _____ Basic seismic force resisting system (1617.6.2)
- _____ Response modification coefficient, R_f and
- _____ deflection amplification factor C_d (1617.6.2)
- _____ Analysis procedure (1616.6, 1617.5)
- _____ Design base shear (1617.4, 1617.5.1)
- Flood loads (1803.1.6, 1612)**
- _____ Flood Hazard area (1612.3)
- UNKNOWN Elevation of structure
- Other loads**
- YA Concentrated loads (1607.4)
- _____ Partition loads (1607.5)
- _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



TRANSMITTAL
COVER SHEET

DATE: January 14, 2009



TO: Mr. Oliver Kiethly
Porthole Tavern Restaurant
16 Custom House Wharf
Portland, Maine 04101

TRANSMITTAL:

Copies	Date	Description	Action Code
1 set (Rev. dwgs)	01/12/09	Revised Construction Dwgs (Rel. for permitting & Construction - 30x42 BW)	E
1 set (Rev. Dwgs)	01/12/09	Revised Construction Dwgs (Rel. for permitting & Construction - 11x17 BW)	
1	01/12/09	General Building Permit application	

Action A. Action Indicated on transmitted item. D. For Signature & forwarding as noted below
B. No Action Required. E. See Remarks below.
C. For Signature & return to this office.

SUBJECT: Porthole Tavern Renovation Project: Revised Construction Drawings:

MEMORANDUM:

Hi Oliver:

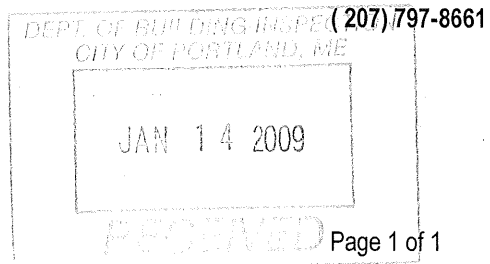
Enclosed please find the revised Construction Drawings and General Permit Application for the above referenced project. I have incorporated a sprinkler room into the women's restroom and revised the drawings to agree with the overall Building "A" Life Safety Drawings and the recent comments from the Office of the State Fire Marshall. I would recommend that we forward a set to Capt. Gregory Cass, City of Portland Fire Chief, for his review and comment with regard to the functionality of the proposed sprinkler room.

You will need to fill out the missing information on the General Building Permit Application that is required of the owner. Please let me know if you need any additional assistance.

Best Regards,

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
1344 WASHINGTON AVENUE PORTLAND, MAINE

cc: File



Wpwin80/Data/Porthole_Rest_Trans



Certificate of Design

Date:

JANUARY 12, 2009

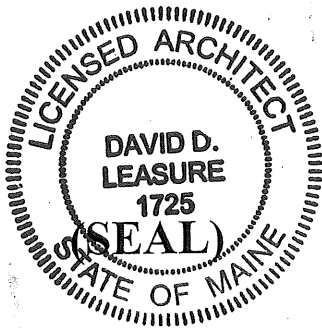
From:

DAVID D. LEASURE - ARCHITECTURAL ASSOC. INC.

These plans and / or specifications covering construction work on:

INTERIOR RENOVATIONS TO THE PORTHOUSE TAVERN
DESIGN RESPONSIBILITIES ARE LIMITED TO THOSE
DESCRIBED AND EXCLUDED ON THE DRAWING TITLE SHEET.

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



Signature:

[Handwritten Signature]

Title:

PRESIDENT

Firm:

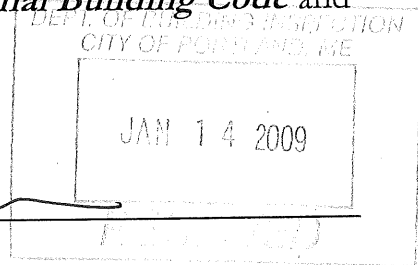
ARCHITECTURAL ASSOC. INC.

Address:

1344 WASHINGTON AVENUE
PORTLAND, ME. 04103

Phone:

207-797-8661



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Accessibility Building Code Certificate

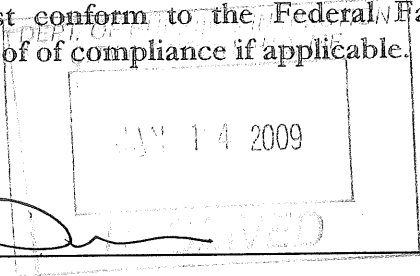
Designer: DAVID LEASURE - ARCHITECTURAL ASSOC. INC.

Address of Project: PORTABLE TAVERN - 16 CUSTOM HOUSE WHARF

Nature of Project: INTERIOR RENOVATION - INSTALLATION OF
RESTROOMS, UPGRADING INTERIOR
FINISHES AND FIRE WALL & CEILING BARRIERS

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: _____



Title: _____

PRESIDENT

Firm: _____

ARCHITECTURAL ASSOC. INC.

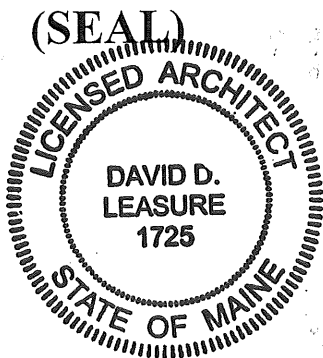
Address: _____

1344 WASHINGTON AVE

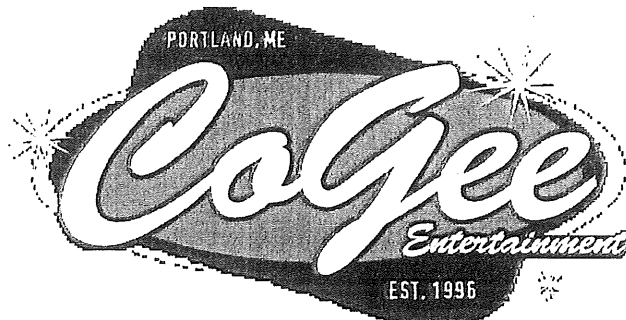
PORTLAND, ME. 04103

Phone: _____

207-757-8661



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16 CUSTOM HOUSE WHARF, PORTLAND MAINE 04101
207-831-3521 OLIVER 207-761-9686 FAX

October 28, 2008

Dear Ron,

Thank you for taking the time to come down to Portland on Thursday. It was nice to meet you and your Staff. I would also like to thank you helping me move forward in opening the Harbour's Edge Room. As we discussed last Thursday, I would put together a timeline for you, encompassing all upcoming renovations and updates with completion dates for Building A (Harbours Edge, Comedy Connection, Porthole Restaurant) Please refer to submitted life safety plans.

Timeline:

- 1.-By November 14th- Apply for construction permit city of Portland for 2nd means of Egress for upstairs office space.
- 2.-By December 5th - Apply for permit for renovations at the Porthole Restaurant, these renovations will include:
Bathrooms, Life Safety Changes, Wiring, and General rehab of Kitchen Area — *elect.*
- 3.-Starting on January 5th- Start construction outlined in applied permits.
- 4.-Scheduled completion of all constructions will be March 6, 2009.
- 5.-Last Thursday we also discussed the sprinkler system for Building A. This will be installed no later than March of 2010.

Thank you again, if you have any questions please feel free to contact me.

Sincerely

Oliver H. Keithly III

MEETING MEMORANDUM

DATE: February 05, 2009

ATTENDEES: Mr. Ron Peasley - Office of the State Fire Marshall (SFM)
Mr. Oliver Kiethly - Cogee Entertainment (Custom House Wharf Tenant)
Mr. David D. Leasure - Architectural Associates Inc (AAI)

PROJECT(S): Harbour's Edge Restaurant, Porthole Tavern Restaurant, Comedy Connection Night Club, Wharf Assembly occupancy and Building "A" Life Safety Controls and Considerations.

OWNER: Proprietors of Custom House Wharf
Mr. Ken MacGowan
18 Custom House Wharf
Portland, Maine 04101
Ph. 207-253-5252
Cell 207-831-0169

TENANT: Cogee Entertainment - Harbour's Edge Restaurant, Comedy Connection and Porthole Tavern
Mr. Oliver Kiethly
16 Custom House Wharf
Portland, Maine 04103
Ph. 207-761-9686
Cell 207- 831=3521

DISCUSSION:

- 1.1 R. Peasley indicated that the State Fire Marshall's office would agree to a trade off between the Life Safety Code requirement to sprinkler the entire wharf itself (above and below). Sprinklering the wharf is required since the wharf supports are combustibile and the deck is not fire retardant per NFPA 101 - Section 11.5; Article 11.5.3. He indicated that in lieu of sprinklering the underside of the wharf, the Office of the State Fire Marshall was requiring a full supervised sprinkler system in the building and a full Fire Detection system in the entire building (both floors). He added that the second floor of Building "A" shall not be occupied until the Life Safety improvements are completed. R. Peasley added that both systems must also cover the exterior deck area used for assembly purposes. R. Peasley also noted that the State Fire Marshall would permit a phase-in approach of the Fire Alarm System similar to their agreement to permit the Owner/Tenants to provide a fully functioning Sprinkler system no later that March 2010. He added that in the meantime, additional dedicated supervisory staff would be required at any assembly event.

R. Peasley noted that the plans shall be revised to included Fire detection system devices on both floors of building "A". He added that the fire detection system shall include a

voice annunciation system on both floors of building "A" and on the exterior wharf side where the seasonal assembly occupancy was. He added that a fire pull be placed in an attended location so the supervisory staff could activate it in an emergency event.

- 1.2 R. Peasley agreed that the floor assembly rating separating the first floor wharf assembly uses from the second floor Office (B) and Storage (S1) uses would be accepted at a 1 Hr. U.L. Assembly (sprinklered building) in lieu of a 2 Hr. U.L. Assembly (unsprinklered building) due to the phased in approach to the sprinkler and fire detection systems. D. Leasure presented Assembly L208 from the Fire Resistance Directory - 2009 which was a 1-1/2 hr. heavy timber assembly that included a suspended lay-in ceiling with hold-down clips. R. Peasley agreed that installation of (1) layer of 5/8" Type X firecode gypsum wallboard on the underside of the floor between the heavy timbers would provide the 1 Hr. U. L. listed assembly. D. Leasure noted that the Fire Resistance Directory was limited with regard to every possible assembly and their respective rating. This is the case for the heavy timber configuration of the ceiling/floor assembly in Building "A" on Custom House Wharf.
- 1.3 R. Peasley noted that he would accept the 2x10 joist framed floor as a 1 Hr. U.L. listed assembly similar to U. L. Design assembly # L502 if (1) layer 5/8" type X firecode gypsum wallboard was applied to the bottom of the joists and taped all edges. He agreed that the 7/8" 25msg furring channels were not needed to attain the rating.
- 1.4 R. Peasley indicated that he would consider Building "A" and Building "B" as two separate buildings provided a (2) hour fire barrier was constructed on the exterior abutting wall of Building "B" only. He added that the (2) hr. fire rated wall had to extend from the floor to the underside of the roof deck and then extend 4 feet minimum back along the underside of Building "B" roof joists. Additionally, R. Peasley noted that both exterior walls on each side of the exit between buildings "A" and "B" would have to be constructed of 2 Hr. fire rated construction along with the roof over the exit that also had to be rated with 2 hr. construction. Also, the floor of the exit had to be constructed of 2 hr. fire rated construction. D. Leasure noted that the International Building Code - IBC-1006 required a 1 Hr. Fire barrier minimum on each exterior wall of exterior walls of two separate buildings that were separated by a distance of 5 to 10 ft.

R. Peasley indicated that the second floor windows in the residential use that are approximately 5'-6" away from the exterior wall of Building "B" shall be closed or protected with rated fire shutters as indicated on the plan. D. Leasure noted that Steve Dodge had previously indicated that he would accept exterior sprinkler heads over these windows in lieu of closing the openings or the installation of fire shutters. Nevertheless, the second floor end wall of the residence shall be upgraded to a 1 hr. fire barrier ((1) layer of 5/8" type X firecode gypsum wall board) on each side of the exterior wall.

In summary, R. Peasley noted that revised wall sections of the exterior abutting walls of Building's "A" and "B" shall be provided. In addition, details of the rated roof assembly over the exit between Building's "A" and "B" shall be provided. Thirdly, details of the rated walkway between building's "A" and "B" shall be provided.

- 1.5 D. Leasure asked about the current fee being charged by the State Fire Marshall for IBC review. R. Peasley indicated that the fee was being charged to obtain funding for staffing the IBC review department and that they currently were not reviewing for compliance to the IBC.

- 1.6 R. Peasley noted that there were a few doors in fire barriers that were not labeled with door ratings and hardware. He indicated that the plan shall be updated to reflect the required door ratings.
- 1.7 R. Peasley noted that the sliding or pocket door that served the Cogee Entertainment offices on the second floor shall be fitted with hardware to meet the Americans with Disability Act (ADA) standards. He added that if it was a sliding door, it would not meet ADA requirements due to the excessive force needed to open the door. Likewise, if it was a pocket door, it shall be fitted with pulls that were accessible to ADA covered disabled individuals. He suggested that the door be changed to a swing type door.
- 1.8 R. Peasley reiterated that the Harbour's Edge kitchen hood exhaust duct shall extend from the first floor up through the second floor and out through the roof. He added that the duct shall either be wrapped with U.L. listed zero clearance wrap or be enclosed with 1 hr. rated partitions. He added that if enclosed without zero clearance wrap, the duct shall be installed so as to maintain a minimum of 3" clearance from the duct to the gypsum board partition. R. Peasley noted that duct cleanouts were required at 12 ft. minimum on center vertically and that the roof fan was considered a cleanout. Therefore, if the duct was installed within rated partitions, a rated door for a cleanout must be provided if the duct run extended more than 12 ft.
- 1.9 R. Peasley indicated that a rated wall be installed in the second floor corridor access between the storage area and Exit Stair "C". He added that the wall only had to be rated 20 minutes which is the requirement for corridor walls of sprinklered buildings in lieu of the 1 Hr. rating requirement for non-sprinklered buildings.
- 1.10 R. Peasley indicated that the sprinkler room had to be enclosed with 1 Hr. rated partitions. D. Leasure noted that the size and shape of the room may not be acceptable to the Municipal Fire Department and therefore shall be submitted to the Portland Fire Department for review and approval. D. Leasure suggested that the Women's restroom in the Porthole be redesigned to accommodate a 7 ft. minimum square enclosure.

By _____

Title: _____
DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
1344 WASHINGTON AVENUE PORTLAND, MAINE (207)-797-8661

cc: Mr. Ken MacGowan - Proprietors of Custom House Wharf
File

6-202.112 Living or Sleeping Quarters, Separation.

Living or sleeping quarters located on the PREMISES of a FOOD ESTABLISHMENT such as those provided for lodging registration clerks or resident managers shall be separated from rooms and areas used for FOOD ESTABLISHMENT operations by complete partitioning and solid self-closing doors.

6-3 NUMBERS AND CAPACITIES

6-301 Handwashing Facilities

6-301.10 Minimum Number.

Handwashing facilities shall be provided as specified under §5-203.11.

6-301.11 Handwashing Cleanser, Availability.

Each handwashing lavatory or group of 2 adjacent lavatories shall be provided with a supply of hand cleaning liquid, powder, or bar soap.

6-301.12 Hand Drying Provision.

Each handwashing lavatory or group of adjacent lavatories shall be provided with:

- (A) Individual, disposable towels;
- (B) A continuous towel system that supplies the user with a clean towel; or
- (C) A heated-air hand drying device.

6-301.13 Handwashing Aids and Devices, Use Restrictions.

A sink used for FOOD preparation or UTENSIL washing, or a service sink or curbed cleaning facility used for the disposal of mop water or similar wastes, may not be provided with the handwashing aids and devices required for a handwashing lavatory as specified under §§6-301.11 and 6-301.12 and ¶ 5-501.16(C).

6-301.14 Handwashing Signage.

A sign or poster that notifies FOOD EMPLOYEES to wash their hands shall be provided at all handwashing lavatories used by FOOD EMPLOYEES and shall be clearly visible to FOOD EMPLOYEES.

6-301.20 Disposable Towels, Waste Receptacle.

A handwashing lavatory or group of adjacent lavatories that is provided with disposable towels shall be provided with a waste receptacle as specified under ¶ 5-501.16(C).

6-302 Toilets and Urinals

6-302.10 Minimum Number.

Toilets and urinals shall be provided as specified under §5-203.12 and as follows.

- (A) All licensed FOOD Establishments which have more than 12 seats shall provide at least one customer restroom. *Note: This includes food establishments licensed by the Department of Agriculture.*
- (B) FOOD Establishments licensed by the Department of Human Services which serve liquor shall provide facilities according to the following chart (Fixture count based on total number of persons, not number of males or number of females):

(C)

# persons	Male			Female	
	# toilets	# urinals	# lavatories	# toilets	# lavatories
1-50	1	1	1	1	1
51-150	2	1	1	2	1
151-300	3	2	2	4	2
Over 300	Add 1 for each additional 200 persons	Add 1 for each additional 150 persons	Add 1 for each additional 300 persons	Add 1 for each additional 200 persons	Add 1 for each additional 300 persons

Com. Code = women = 2 wc, 2 sink no floor drain
men = 1 wc, 2 urinals, 1 sink no floor drain

Point hole = women = 2 wc & 1 hand sink

men = 1 wc 2 urinals 1 hand sink

Maine Food Code 2001

City License = Cal Restaurant 157 Comedy (4) M.

floor drain

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- Final inspection required at completion of work.
- Final inspection of barriers or alarm systems

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

1/22/09

Date

