

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

Location of Construction: 92 Commercial St		Owner: Prop of Custom House Wharf		Phone:	Permit No: 951083
Owner Address:		Leasee/Buyer's Name: Gilbert's Chowder House 92 Commercial st		Phone:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: OCT 17 1995 CITY OF PORTLAND </div>
Contractor Name:		Address:		Phone: 871-5636	
Past Use: Restaurant	Proposed Use: Same		COST OF WORK: 15,000.00 15,000. PERMIT FEE: \$ 95.00		Zone: B-3 CBL: 030-A-001 Zoning Approval: 10/13/95 OK Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group B3 Type: JB Signature: <i>[Signature]</i>	
Proposed Project Description: Expand Kitchen Area / Create Retail "Gift Shop" Area Install Railing System around Remainder of deck		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: <i>[Signature]</i> Date: 10/14/95	
Permit Taken By: Mary Gresik		Date Applied For: 08 Sept 1995			

1. This permit application doesn't 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..

PERMIT ISSUED WITH LETTER

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 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

SIGNATURE OF APPLICANT *Jim Gilbert* ADDRESS: DATE: 08 Sept 1995 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

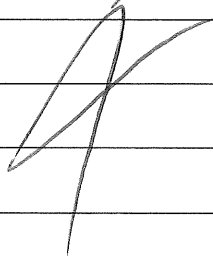
Approved
 Approved with Conditions
 Denied

Date: *10/16/95*

CEO DISTRICT 2

T. Manson

COMMENTS

OK all 8/5/97


Inspection Record

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

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 16, 1995

Gilbert's Chowder House
92 Commercial Street
Portland, ME 04102

RE: 92 Commercial Street

Dear Sir,


Your application to expand the kitchen area, create a retail "gift shop" and install a railing system has been reviewed and a permit is herewith issued subject to the requirements listed below.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Please read and implement items 8, 11 and 12 of the attached Building Permit Report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses
Chief, Inspection Services

cc: Lt. McDougal, PFD
Proprietor, Custom House Wharf

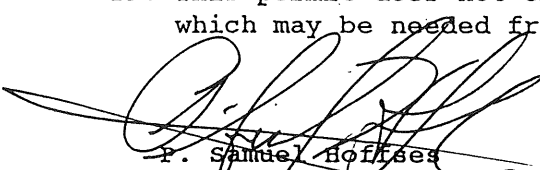
BUILDING PERMIT REPORT

DATE: October 16, 1995 ADDRESS: 92 Commercial Street
REASON FOR PERMIT: Expand kitchen, create "gift shop", install railing system
BUILDING OWNER: Custom House Wharf
CONTRACTOR: Gilbert's Chowder House APPROVED: SEE ITEMS #8, 11, 12

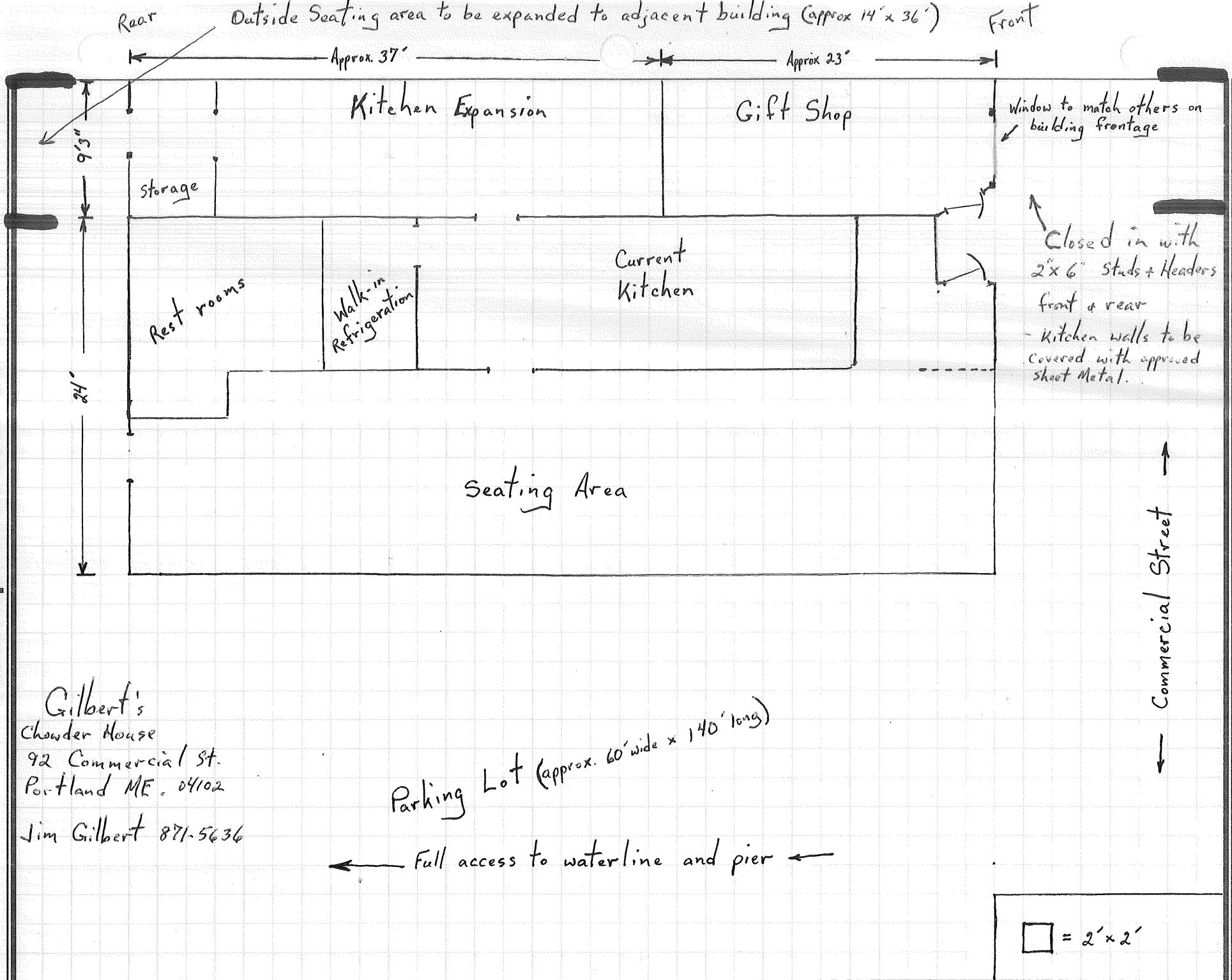
CONDITIONS OF APPROVAL

1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precautions must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
7. 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 square feet.
- *#8. 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.
9. 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 19, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
 - a. In the immediate vicinity of bedrooms
 - b. In all bedrooms
 - c. 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.

10. 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 side. (Chapter 4, Section 407.0 of the BOCA/1993)
- **11. Guardrail and 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 inches, except Use Group R which is 36 inches. 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 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
- **12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued for demolition permit is granted.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses
Chief, Inspection Services

Correspondence/Notes



Gilbert's
 Chowder House
 92 Commercial St.
 Portland ME, 04102
 Jim Gilbert 871-5636

Court, given due
 fifth day of April,
 foresaid, sell at
 am, in the County
 he estate hereafter
 off to him
 thirty dollars he
 the following de-
 fendants and bound
 each pays the house
 road leading
 Johnsons South
 Caleb Skillings
 to the said Benja-
 estate of Mr.
 Benjamin -
 Timothy A. Skillings
 with which Sam-
 in of the aforesaid
 dollars to me paid
 whereof, I do
 and sold,
 nt, sell, and convey
 assigns forever,
 all the privileges
 in
 same, in manner
 and assigns
 A. Skillings, in
 and with the said
 we in all things
 the law in action
 and have good right
 to convey the same.
 accounts set my hand
 25th day of April
 and eight hundred
 Skillings Adm. {T.}

21
 20
 8
 4

 53

 64
 Remaining
 1/64
 was
 conveyed
 in

Cumberland Co. April 25th 1857. Personally ap-
 peared the above named Timothy A. Skillings, administrator
 and acknowledged the above instrument to be his free act
 and deed.

Before me, Hugh D. McLellan Justice of the Peace.
 Recorded according to the original, Received May 11. 1857 at
 12h. 15m. P.M.
 Attest. William Mitchell Register

Know all men by these presents,
 that we John Lynch of Portland, in the County of Cumber-
 land, being the owner of Twenty one, sixty fourths $\frac{21}{64}$ parts
 in common and undivided of the premises hereinafter
 conveyed, Nathaniel Blanchard of said Portland, being
 the owner of Twenty six, sixty fourths parts, $\frac{26}{64}$ in common
 and undivided of said premises, William Evans of said
 Portland, being the owner of Eight, sixty fourths $\frac{8}{64}$ parts
 in common and undivided of said premises and
 William W. Thomas of said Portland, being the owner
 in common and undivided of Four Sixty fourths parts,
 $\frac{4}{64}$ of said premises for and in consideration of Twenty
 one thousand Two hundred dollars - paid by the Propri-
 etors of Custom House Wharf, of said Portland, according
 to our respective proportions of said premises, the receipt
 whereof we do hereby acknowledge, do hereby give, grant,
 bargain, sell and convey, unto said Proprietors of said
 Custom House Wharf, and their assigns forever, our
 respective interests and proportions, as aforesaid, in com-
 mon in and to, all that portion of the Wharf and
 Flatts, commonly known as Pitcomb's, or Custom House
 wharf and Flatts in said Portland, and bounded
 on the North West, by a line drawn One hundred
 feet, from the South Easterly side of Commercial
 Street, and parallel therewith; and South Westerly by the
 line established between the said frontees and the
 Proprietors of Portland Pier, by the curved and determi-
 nation of Peter Shopley, and North Easterly by Flatts
 of Tyler and Tyler, and in the continuation of the North-
 East side line, of the most Easterly lot conveyed to John Lynch
 by said Nathaniel Blanchard and others, and South

Easterly by the low water mark, together with all our right
title and interests, in and to any portion of the Wharf
and Flats, below low water mark, and within said Ex-
terior side lines, fronted to the Channel - Also the
fee of the passage way, leading from the above described
estate to Commercial Street, between lots of Thomas
and Dyer, which passage way is to be forever kept
open, of the width of thirty feet, and is subject to the
right of way therein, already granted to the owners
of the stone lot fronting on Commercial Street - Also a
right in common, in a twenty foot passage way,
in the rear of the four stone lots Westerly of the
thirty foot passage way above mentioned subject to
the rights of the owners of said Stone lots in said
Twenty foot passage way -

To have and to hold the
above granted premises, with all the privileges and
appurtenances therunto belonging, to the said Propri-
etors of said Custom House Wharf, and their assigns
to their use and behoof forever -

And we the said John Lynch, for himself
his heirs, executors and administrators, and for the
estate right and title of twenty one, sixty fourths $\frac{21}{64}$ th
in common and undivided of said premises, and the
said Nathaniel Planchard, for himself, his heirs,
executors and administrators, and for the estate,
right, title and interest of Twenty Sixty fourths
 $\frac{26}{64}$ th in common and undivided of said premises
and the said William Evans for himself, his heirs,
executors and administrators and for the estate, right
title and interest of eight sixty fourths and the said
William W. Thomas for himself, his heirs, executors
and administrators, and for the Estate, right, title
and interests of four Sixty fourths $\frac{4}{64}$ th in common
and undivided of said premises, do, and every one
of them doth, severally and not jointly, covenant with
said Proprietors of said Custom House Wharf and
their assigns, that he is lawfully seized in fee of
his several part and proportion as aforesaid of
the aforesaid premises, that they are free of all
incumbrances, that they have a good right to sell

and convey to
Custom House
them, several
the parts or
and adminis-
respective par-
each convey
said Customs
the lawful ad-
Nathaniel D.
Thomas, with
Sarah P. Eve
relinquishmen
above described
the Eleventh

In presence of,
David W.

Edward H.
Edw.

Nathl. Planchard
Knowledge of

Witness
Wm. W. Tho.
as his free

Recorded at
at 4 h. 35 m.

and convey the same to the said Proprietors of said Custom House Wharf as aforesaid and that each of them, severally and not jointly, and for their respective parts and proportions, will and their heirs, executors and administrators shall warrant and defend the respective parts and proportions of said premises by each conveyed as aforesaid to the said Proprietors of said Custom House Wharf and their assigns forever, against the lawful claims and demands of all persons—

In witness whereof, we the said John Lynch Nathaniel Planchard, William Evans and William W. Thomas, with our wives Ellen C. Lynch, Phoebe Planchard Sarah P. Evans and E. W. J. Thomas, in token of their relinquishment of their right of Co-ownership in the premises above described, have hereunto set our hands and seals this the Eleventh day of May A. D. 1837—

Peter Parker.

In presence of,
David H. Planchard—

John Lynch	{S}
Ellen C. Lynch	{S}
Nath. Planchard	{S}
Phoebe Planchard	{S}
Wm. Evans	{S}
Sarah P. Evans	{S}
William W. Thomas	{S}
E. W. J. Thomas	{S}

Edward Pax to
Edward Pax to

Cumberland Co. May 11. 1837. Personally appeared Nathl. Planchard, John Lynch and Wm. Evans and acknowledged the within instrument as their free act and deed
Before me, Edward Pax Justice—

Cumberland Co. May 12. 1837. Personally appeared Wm. W. Thomas and acknowledged the within instrument as his free act and deed—

Before me, Edward Pax, Jus. Peace—

Recorded according to the original, Received May 12. 1837
at 4 h. 35 m. P. M.

Attest William C. Mitchell Register

Remain all men by these presents,

Warranty Deed from John Lynch (21/64ths), Nathaniel Blanchard (20/64ths), William Evans (8/64ths) and William W. Thomas (4/64ths) - total 53/64ths. to Proprietors, dated May 11, 1857, Book 278, Page 374:

Our respective interests and proportions as aforesaid, in common in and to all that portion of the Wharf and Flatts commonly known as Titcomb's, or Custom House Wharf and Flatts in said Portland, and bounded on the North West by a line drawn One hundred feet from the South Easterly side of Commercial Street, and parallel therewith, and SouthWesterly by the line established between the grantees and the Proprietors of Portland Pier, by the award and determination of Esther Shepley, and North Easterly by Flatts of Dyer and Tyler, and in the continuation of the North East side line of the most Easterly lot conveyed to John Lynch by said Nathaniel Blanchard and others, and South Easterly by the low water mark, together with all our right, title and interests in and to any portion of the Wharf and Flatts, below low water mark, and within said exterior side lines, protracted to the Channel.

→ Also the fee of the ^{Passageway} ~~seepage way~~ leading from the above described estate to Commercial Street between lots of Thomas and Dyer, which ^{passageway} ~~seepage way~~ is to be forever kept open, of the width of thirty feet, and is subject to the right of way therein, already granted to the owners of the store lots fronting on Commercial Street. Also a ← right in common in a ^{Passage} ~~seepage~~ way, in the rear of the four store lots Westerly of the thirty foot ^{Passage} ~~seepage~~ way above mentioned subject to the rights of the owners of said store lots in said twenty foot ~~seepage way~~.
^{Passage}

Book 286, Page 159 - deed from Elizabeth Dyer et als covering the remaining 11/64ths interest in property above described.

