

City of Portland, Maine – Building or Use Permit Application 329 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 39 Portland Pier		Owner: Lilley, Daniel G.		Phone:		Permit No: 980274			
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:			
Contractor Name: Cianbro Corp.		Address: 328 W. Commercial St Portland, ME 04101		Phone: 773-5852		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAR 25 1998 CITY OF PORTLAND </div>			
Past Use: Pier		Proposed Use: Same		COST OF WORK: \$ 75,000.00				PERMIT FEE: \$ 395.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied				INSPECTION: Use Group: U Type:	
Proposed Project Description: Reconstructive work of pier				Signature: <i>[Signature]</i>		Signature: <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: Mary Greik		Date Applied For: 17 March 1998							

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..

Site Plan

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

SIGNATURE OF APPLICANT **Eric Dube** ADDRESS: DATE: **17 March 1998** PHONE:

Associated Design Partners, Inc.

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: _____

CEO DISTRICT



BUILDING PERMIT REPORT

DATE: 25 MAR 98 ADDRESS: 39 Portland Pier
REASON FOR PERMIT: To reconstruct Pier
BUILDING OWNER: Daniel G. Lilley
CONTRACTOR: Cianbro Corp.
PERMIT APPLICANT: Eric Dube
USE GROUP U BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: X/ 429 X30

- X1. 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)
3. Precaution must be taken to protect concrete from freezing.
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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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).
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".
9. Headroom in habitable space is a minimum of 7'6".
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
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 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.
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.
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.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

COMMENTS

6/9/98 MCA of contracts, Q2

9/13/99 completed, Q2

Type

Inspection Record

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

provisions of the City's Building Code Chapter 9, Section 19, 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)

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.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
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.
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
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).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.

X 29. Before work begins all permits from DEP, Corp of Army Eng local
Water Comm. and any and all other permits must be obtained
X 30. Copies of these approval shall be submitted to this office.

P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

19970116

I. D. Number

Lilley, Daniel

Applicant

, Portland, ME

Applicant's Mailing Address

Associated Design/Eric Dube

Consultant/Agent

871-8333

871-1480

Applicant or Agent Daytime Telephone, Fax

12/17/97

Application Date

Portland Pier

Project Name/Description

39 Portland Pier

Address of Proposed Site

030-H-008

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

- construction plan must be submitted and stamped by Maine Professional Engineer before issuance of a building permit.
- That the comments from the letter dated January 6, 1998 be added to the construction plans.
- that a sign be installed on the pier stating that a vehicle having an axle load of more than 5,000 lbs is prohibited from the pier.

Inspections Conditions of Approval

Fire Conditions of Approval

19970116
I. D. Number

12/17/97
Application Date
Portland Pier
Project Name/Description

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify) **replace pier**

☐ Site Plan (major/minor)
 ☐ Subdivision # of lots _____
 ☐ PAD Review
 ☐ 14-403 Streets Review
☐ Flood Hazard
 ☐ Shoreland
 ☐ Historic Preservation
 ☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
 ☐ Zoning Variance
 ☐ Other _____

<input type="checkbox"/> Performance Guarantee Accepted	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	date	amount	
<input type="checkbox"/> Building Permit Issued	date		
<input type="checkbox"/> Performance Guarantee Reduced	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	date		
<input type="checkbox"/> Performance Guarantee Released	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released			

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Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

☒ Site Plan (major/minor) ☐ Subdivision # of lots ☐ PAD Review ☐ 14-403 Streets Review
☐ Flood Hazard ☐ Shoreland ☐ Historic Preservation ☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **12/17/97**

Fire Approval Status:

Reviewer **Lt. Mc dougall**

☒ Approved ☐ Approved w/Conditions see attached ☐ Denied

Approval Date **12/17/97** Approval Expiration _____ Extension to _____ ☐ Additional Sheets Attached

☒ Condition Compliance **Lt. Mc Dougall** **12/17/97**
signature date

Performance Guarantee

☐ Required*

☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19970116

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Portland, ME

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☐ Flood Hazard ☐ Shoreland ☐ Historic Preservation ☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other

Fees Paid: Site Plan \$300.00 Subdivision Engineer Review Date 12/17/97

Planning Approval Status:

Reviewer

☐ Approved ☐ Approved w/Conditions See Attached ☐ Denied

Approval Date 2/9/98 Approval Expiration 2/9/99 Extension to ☐ Additional Sheets Attached

☐ OK to Issue Building Permit Kandice Talbot 2/10/98
signature date

Performance Guarantee ☐ Required* ☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	date	amount	
<input type="checkbox"/> Building Permit Issued	date		
<input type="checkbox"/> Performance Guarantee Reduced	date	remaining balance	signature
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DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19970116

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, Portland, ME

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Applicant or Agent Daytime Telephone, Fax

12/17/97

Application Date

Portland Pier

Project Name/Description

39 Portland Pier

Address of Proposed Site

030-H-008

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☐ Office ☐ Retail ☐ Manufacturing ☐ New Building ☐ Warehouse/Distribution ☐ Building Addition ☐ Parking Lot ☐ Change Of Use ☐ Residential ☐ Other (specify) replace pier

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

☐ Site Plan (major/minor) ☐ Subdivision # of lots ☐ PAD Review ☐ 14-403 Streets Review
☐ Flood Hazard ☐ Shoreland ☐ Historic Preservation ☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other

Fees Paid: Site Plan \$300.00 Subdivision Engineer Review Date: 12/17/97

DRC Approval Status:

Reviewer Jim Wendel

☐ Approved ☐ Approved w/Conditions see attache ☐ Denied

Approval Date 1/30/98 Approval Expiration 1/30/99 Extension to Additional Sheets Attached

☐ Condition Compliance Jim Wendel 1/30/98
signature date

Performance Guarantee ☐ Required* ☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released			



ASSOCIATED DESIGN PARTNERS INC.

Office: 207 • 871 • 8333

Fax: 207 • 871 • 1480

71 Federal Street • Portland, Maine 04101

January 6, 1998

RE: Lilley's Pier Reconstruction

97144

Ms. Kandice Talbot, Planner
Planning Department
City of Portland
Portland, ME 04101

Dear Ms. Talbot,

In response to your letter, dated December 30, 1997, questions raised will be addressed in the contract (detailed) plans and technical specifications. These documents will be developed after a permit is granted. However, most questions may be answered as follows:

- Optionally using non-treated planking is based on our experience with non-treated decks on bridges and other structures. Non-treated hemlock and spruce have relatively long lives because, except for the contact surface between planks and supporting stringers, the planks dry out and fungus rot cannot grow. The contact surface between the stringers and the planks is treated with an asphaltic product to discourage fungus growth.
- As a rule, CCA treatment varies between 1.0 and 1.5 pcf, more in the piles and caps, and less in the upper layers.
- Galvanized hardware will be hot-dipped, according to ASTM A153, shapes will be galvanized according to appropriate ASTM standards, zinc weights as appropriate.
- Minimum vehicular axle loads will be 5,000 lbs. This pier is not design for heavy trucks (H-10 and heavier).
- The elevation of the pier (existing and new) related to the mean sea level is noted on the site plan as 8.3'±. We developed this elevation from a NGVD 29 5/8" drill hole at the front entrance to the Custom House located at the intersection of Commercial and Pearl streets.
- The reconstructed pier will be at the same level as the existing pier; to my knowledge there has not been a problem, historically, with uplift so no additional precautions are planned.
- There will be positive (hold-down) connections between the stringers and the pile caps, and between the pile caps and the piles. Deck fasteners will have high withdrawal capacities.
- Pile Caps will likely be (treated) southern pine or eastern hemlock, sized and graded to safely support design loads.

- A fender/bumper system will be provided, appropriately sized for the marine traffic that docks at the pier. It will be braced and chocked, however, we have not finalized details of the fender/bumper system.
- Appropriately sized galvanized steel clip angles and galvanized bolts will connect stringers at each pile location.
- The deck will likely be fastened with galvanized spikes, at least 50d, at least one at each plank-stringer intersection and two at the ends.
- I will certify the contract plans with a Maine P.E. stamp.

I trust that this information adequately addresses your questions. Please call if you have any further concerns regarding Lilley's Pier

Sincerely,



Eric Dube
Project Engineer

cc: Ernie Selberg
Roger Gagnon

CITY OF PORTLAND

February 10, 1998

Eric Dube
Associated Design Partners Inc.
71 Federal Street
Portland, ME 04101

RE: Wharf Reconstruction at 39 Portland Pier

Dear Mr. Dube:

On February 9, 1998 the Portland Planning Authority granted minor site plan approval for wharf reconstruction at 39 Portland Pier with the following conditions:

1. that the construction plan must be submitted and stamped by Maine Professional Engineer before issuance of a building permit.
2. that the comments from the letter dated January 6, 1998 be added to the construction plans before issuance of a building permit.
3. that a sign be installed on the pier stating that a vehicle having an axle load of more than 5,000 lbs. is prohibited on the pier.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

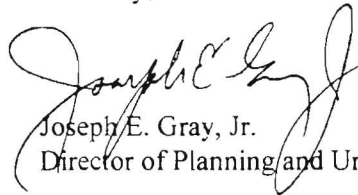
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.

O:\PLAN\CORRESP\SECRETAR\FORMS\MINORSP.WPD

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
✓ Mary Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File