

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

Location of Construction: 230 Commercial St		Owner: Proprietors of Union Wharf		Phone: 772-8160		Permit No: 980492 PERMIT ISSUED Permit Issued: MAY 14 1998 CITY OF PORTLAND		
Owner Address: 36 Union Wharf P.O. Box 7467		Lessee/Buyer's Name: 04112 Sapporo		Phone:			Business Name:	
Contractor Name: Yoshi Hayashi		Address: P.O. Box 4847 Portland, ME 04112		Phone: 780-1234			Zone: CBL: 031-L-135	
Past Use: Restaurant		Proposed Use: Same		COST OF WORK: \$			PERMIT FEE: \$ 25.00	
Proposed Project Description: Conduct Outside Dining				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		
				Signature:		Signature:		
				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 Cronik		Date Applied For: 12 May 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..

- Zoning Approval: /
- Special Zone or Reviews:**
- Shoreland
 - Wetland
 - Flood Zone
 - Subdivision
 - Site Plan maj minor mm
- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied
- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

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

12 May 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

Action:

- Approved
- Approved with Conditions
- Denied

Date: _____

CEO DISTRICT

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

**Building or Use Permit Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**



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

NOTEIf 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>230 Commercial Street, Portland, ME. 04101</i>		
Total Square Footage of Proposed Structure: <i>parking area</i>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>31-4-38</i> Block# <i>135</i> Lot# <i>Bldg</i>	Owner: <i>proprietors of Union Wharf</i>	Telephone#: <i>772-8160</i>
Owner's Address: <i>36 Union Wharf PO Box 7467 Portland, Me. 04112</i>	Lessee/Buyer's Name (If Applicable): <i>Sapporo</i>	Cost Of Work: <i>\$</i>
Proposed Project Description: (Please be as specific as possible) <i>Converting the space normally reserved for vehicles into an outdoor dining environment - Same as last year - OUTSIDE DINING</i>		
Contractor's Name, Address & Telephone: <i>YOSHI HAYASHI PO BOX 4847 PORTLAND ME 04112 TEL 780-1234</i>		
Current Use: <i>parking space Rest</i>	Proposed Use: <i>dining area</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/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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>Yoshi Hayashi</i>	Date: <i>5-11-98</i>
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

25.00 fee
Call for Plu 772-1233

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)
05/11/1998

PRODUCER (207)774-2617 FAX

Daniel T. Haley Agency
21 1/2 Eastern Promenade
Portland, ME 04101

Attn: Ext:

NAAMES
Restaurant Saitoro
Hayashi, Inc. d/b/a
P. O. Box 4847 DIX
Portland, Maine 04112

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

Company A: Peerless Ins. Co.
Company B: Marine Employers
Company C:
Company D:

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LINE	TYPE OF INSURANCE	POLICY NUMBER	ISSUE DATE	EXPIRES DATE	COVERAGES	LIMITS
A	GENERAL LIABILITY				GENERAL LIABILITY	\$1,000,000
	COMMERCIAL GENERAL LIABILITY				PRODUCTS - COMPLETED	\$1,000,000
	CLAIMS MADE & DEFENSE	0501010001	5/25/1997	09/30/1998	PERSONAL & ADV INJURY	\$1,000,000
	OWNERS & PARTISAN				ADVERTISING	\$1,000,000
B	AUTOMOBILE LIABILITY				OPERATING	\$1,000,000
	ANY AUTO				OPERATING	\$1,000,000
	ALL OWNED AUTO				OPERATING	\$1,000,000
	SCHEDULED AUTO				OPERATING	\$1,000,000
	LEASED AUTO				OPERATING	\$1,000,000
C	GARAGE LIABILITY				OPERATING	\$1,000,000
	ANY AUTO				OPERATING	\$1,000,000
D	EXCESS LIABILITY				OPERATING	\$1,000,000
	ANY AUTO				OPERATING	\$1,000,000
E	WORKERS COMPENSATION AND EMPLOYERS LIABILITY				WORKERS COMPENSATION	\$1,000,000
	THE PROPRIETOR	0511010001	5/1/98	5/31/98	DISEASE - ALL CAUSES	\$1,000,000
	PARTNER/SELF				DISEASE - ALL CAUSES	\$1,000,000
	OTHER				DISEASE - ALL CAUSES	\$1,000,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL TERMS:
This certificate is issued showing limits at 100% of policy limits.

policy date

CERTIFICATE HOLDER

CITY OF PORTLAND
389 CONGRESS STREET
PORTLAND, ME 04103

CANCELLATION

IF ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT. BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

[Signature]
ACORD 2080

札幌

RESTAURANT

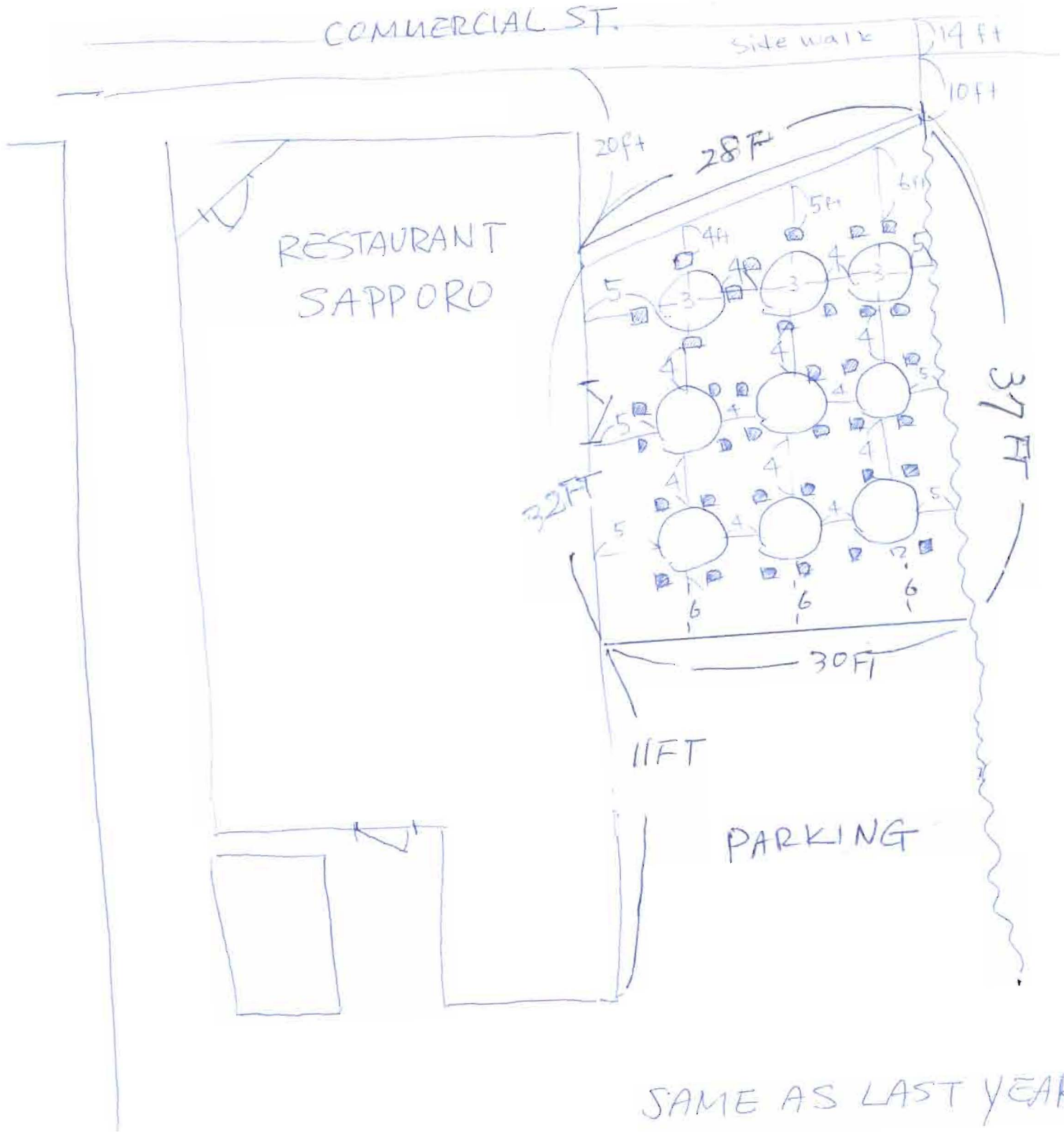
SAPPORO

JAPANESE CUISINE & COCKTAILS



(24 FREE STREET)
P.O. BOX 4847 DTS.
PORTLAND, ME. 04112

(207) 772-1233 FAX (207) 871-9275



STREET

NEW CURB & PARKING

LINDENS

TIMBER POSTS
& LINE

11.0'

GRAVEL DRIP
LENGTH OF
BLDG.

24' X 56'

FLR. AREA
1300 S.F.

F.F. EL. 11.6'

4X6 COVERED
DUMPSTER

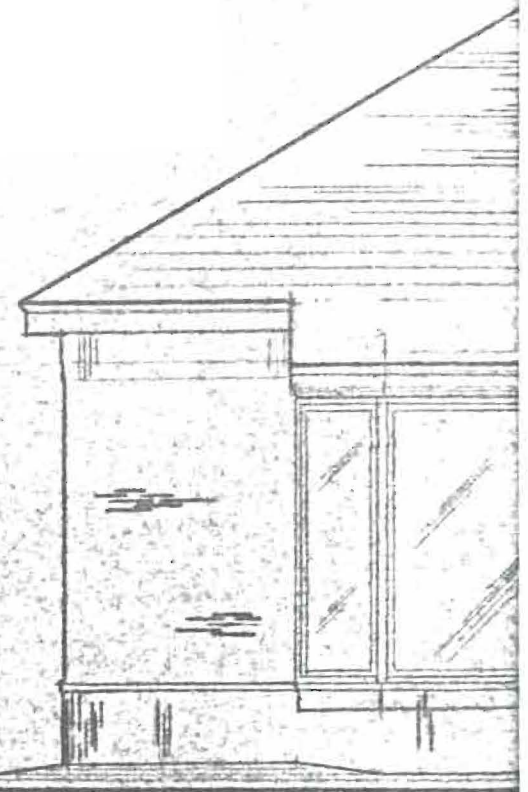
10.8'

1' X 2' CONC. SLAB

DIRECT BURIAL
ELECTRIC SERVICE

SERVICE DROP
& METER P

P



COMMERCIAL S

CONDITIONS FOR SIDEWALK OCCUPANCY PERMIT

Written consent and agreement relating to occupancy of the City of Portland sidewalk in the front, side, and/or rear of the building at:

230 COMMERCIAL STREET UNION WARE

in Portland, Maine, by the owner of the establishment being:

YOSHI HAYASHI

doing business as: RESTAURANT SAPPORO

hereby, to the fullest extent permitted by law, shall defend, indemnify and hold harmless the City, its officers and employees, from and against all claims, damages, losses and expenses, just or unjust, including, but not limited to costs of defense and attorney's fees, arising out of the establishment's occupancy of the sidewalk, provided that any such claims, damage, loss or expense (1) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property including the loss of use therefrom, and (2) is caused in whole or in part by any negligent act or omission of the establishment, anyone directly or indirectly employed by it, or anyone for whose act it may be liable.

Signed and Acknowledged:

Yoshi Hayashi
Establishment Owner

Dated:

5-11-98

BUILDING PERMIT REPORT

DATE: 12 MAY 98 ADDRESS: 230 Commercial St. (31-L-135)
REASON FOR PERMIT: Outside dining (same as last year)
BUILDING OWNER: Proprietors of Union Wharf
CONTRACTOR: Yoshi Hayashi
PERMIT APPLICANT: ↑
USE GROUP U BOCA 1996 CONSTRUCTION TYPE _____

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1 *29 *30 *31

- *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)
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

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)

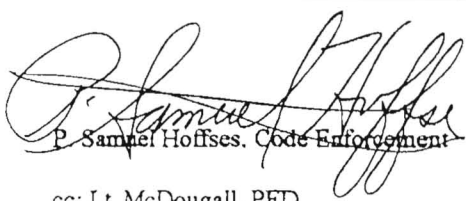
17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, 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.

*29. This permit is being issued with the understanding that you are using the same space as last year-

*30. Permit is authorize for outside dining until 30' Sept. 98.

*31. All outside dining rule must be followed.

32. _____



P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal