

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8710

Location of Construction: 1 Exchange Street		Owner: Joseph L. Soley		Phone: 761-4444		Permit No:	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: USA Maintenance, Inc.		Address: Shapliegh, ME		Phone: 329-3201		Permit Issued:	
Past Use: Commercial		Proposed Use: Commercial		COST OF WORK: \$ 0.		PERMIT FEE: \$ 30.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A-3 Type <i>3B</i> <i>BOCA 99</i>	
Proposed Project Description: Bar with wall		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zone: <i>B3</i> CBL: 032-F-014	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Zoning Approval: <i>OK with conditions</i>	
Permit Taken By: Gayle		Date Applied For: December 15, 2000		Gg		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"/>	

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..

PERMIT ISSUED WITH REQUIREMENTS

*** Call PJ Lewis @ w: 761-4444
h: 744-7975

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

December 15, 2000

SIGNATURE OF APPLICANT ADDRESS: DATE: 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

old port overlay - OK per Jonathan An 12/19/00

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action: *Any Exterior work requires A separate review*
 Approved
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT

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

Minor/Minor Site Review for New Detached Single Family Dwelling, Additions/Alterations/Accessory Structures, Multi-Family, Commercial Interior Rehab (other than additions), Change of Use

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:	1 Exchange St, Portland
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Total Square Footage of Proposed Structure	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Number	Owner: Joseph H. Soley	Telephone#: 761-4444
Chart# 032 Block# F Lot# 014		

Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: Fee: \$ 0 \$ 30,00
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Current use: Bar (closed)	Proposed use: Bar
Project description: wood	

Contractor's Name, Address & Telephone: USA Maintenance Inc. 3293207 Shapleigh, Me	Rec'd By: Gougeon 10/15
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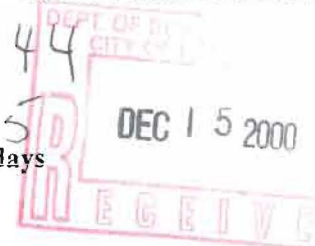
Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1999 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 1999 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.

Call PJ Lewis 761-4444
N: 774-1975

YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

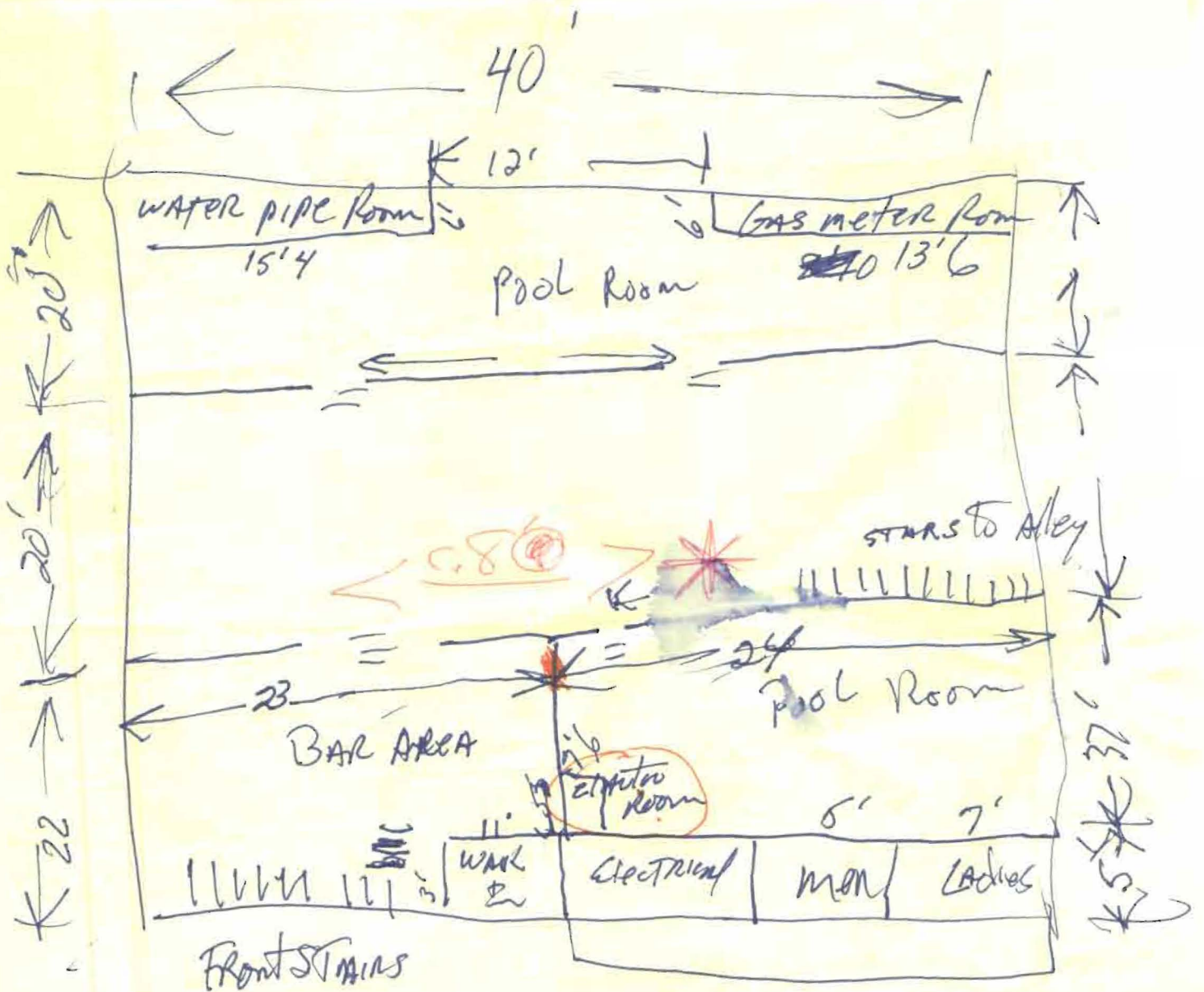
- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached)



A "minor/minor" site plan review is required for New Single Family Homes Only (does not include additions, alterations or accessory structures) prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COPIES ARE REQUIRED FOR NEW SINGLE FAMILY HOMES

New floor

Floor joists
 2x6x6
 12" on center
 3/4" plywood floor



* 37' from toilet rooms to top of stairs

Exchange St



STAIRS
ENTRANCE
For ST

720# = Standing 3rd
720# = 103 people
720# = 148 people
720# = 148 people
720# = 148 people

built wall
between stairs?
eliminating stairs?
 $A^2 + B^2 = C^2$
576 + 900

Red = 500
Aired sprinklers

240
20
260

Revised
17 Jan. 2001

BUILDING PERMIT REPORT

DATE: 16 December 2000 ADDRESS: Exchange ST CBL: 032-F-014

REASON FOR PERMIT: To make alterations to vacant bar (for new bar)

BUILDING OWNER: Joseph E. Soley

PERMIT APPLICANT: CONTRACTOR USA Maintenance, Inc.

USE GROUP: A3 CONSTRUCTION TYPE: 3B CONSTRUCTION COST: ? PERMIT FEES: \$30,000

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *11, *13, *17, *20, *21, *22, *23, *27, *28, *29, *30, *31, *32, *34, *35, *38, *39, *40, *41, *42

- *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) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
- 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- 7. 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.
- 8. 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/1999)
- 9. 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). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. 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". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. 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. (Section 1010.4)
- 16. 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. (Section 1010.1)
- *17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

12/15

19. 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 920.3.2 (BOCA National Building Code/1999), 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

*20. 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. (Section 921.0)

*21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

*22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

*23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)

24. 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".

25. 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 the Division of Inspection Services.

26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

*27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

*28. All requirements must be met before a final Certificate of Occupancy is issued.

*29. 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).

*30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

31. Please read and implement the attached Land Use Zoning report requirements.

Separate permits are required for Any New Signage.

*32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

33. Bridging shall comply with Section 2305.16.

*34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

35. All flashing shall comply with Section 1406.3.10.

36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

*37. Table M-1604.3 of The City's Mech. Code requires that in food and beverage service area that a minimum of outside air (cubic feet per minute per person be 30). Before a Certificate of Occ. is granted submit this info. for my review and approval.

*38. The opening in the room with stairs shall be a minimum of 48" STAIRS / 7" 11" with handrails both sides.

*39. All egress shall comply with section 1006 of Types and Location of means of egress.

*40. Occupancy loads shall be posted and adhere to.

41. The proposed pool room shall have two exits.

42. The requirement for #37 shall be completed by 30 May 2001 - as per our conversation on 16 Jan. 2001

Samuel Hoffses, Building Inspector
Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator
Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

1/12/01

Reopen the Basement =

Resolved thr 12/28
Not open for NY Eve
All insp. signed off

liquor applic w/d
guy who wanted to open

2/1, lose

Glen Goldman

Joe

Who owns liquor license

Bill Nemers -

Mike Nugent - floor plan -
- problem ?

- floor plan -
- vent fans
- steps
- walls

[2/1 deadline]

Proposal :-

Enter = consent

= hold to punchlist of items

New person to open

From: Jonathan Pratt
To: Marge Schmuckal
Date: Tue, Dec 19, 2000 10:39 AM
Subject: Re: 1 Exchange Street

They, or rather Mr. Soley, does have an Overlay license for that address. They may obtain a liquor license. Provided all necessary signoffs/approvals are met, of course. Oh, and the old bar would have been 'The Basement'.

>>> Marge Schmuckal 12/19 10:26 AM >>>

One of Joe Soley's buildings at 1 Exchange Street has a permit applied for. They are saying there is a vacant bar there, and they are doing some alterations for another bar. I do have a call in to P.J. asking what the old bar was. But my final question is, since this is in the Old Port Overlay district, can they get a liquor license? Thanks

CC: Mark Adelson



CITY OF PORTLAND, MAINE

Department of Building Inspection

Dec 15 2000

Received from James J. White a fee

of Twenty Dollars /100 Dollars \$ 20.00

for permit to change of use
 install
 erect
 alter

at 1064 F 014 Est. Cost \$ —
 move
 demolish

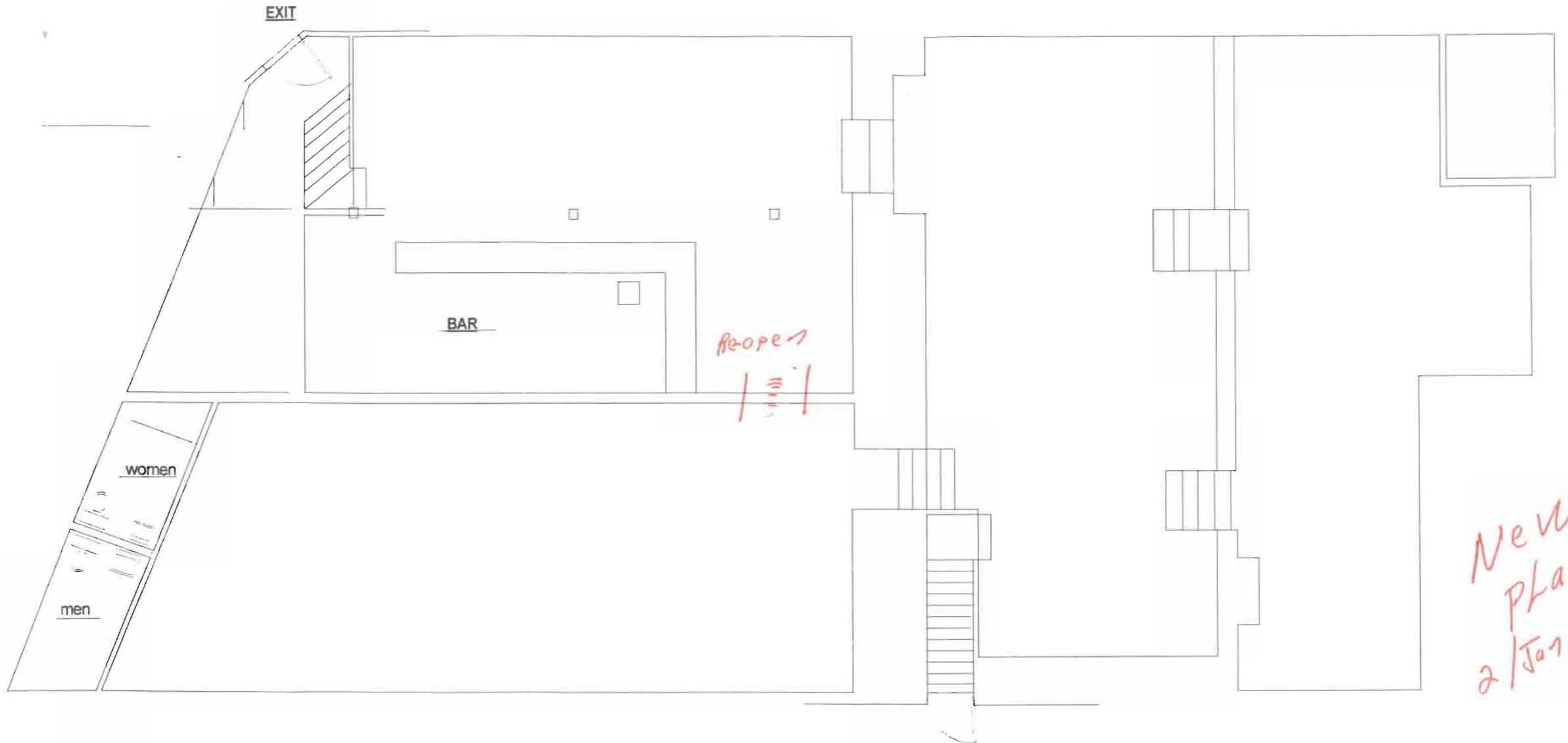
 Inspector of buildings
 Per Staple

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

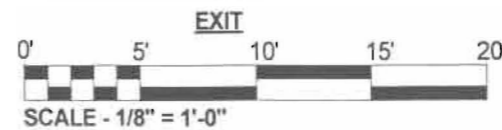
WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Auditors Copy

1 Exchange St

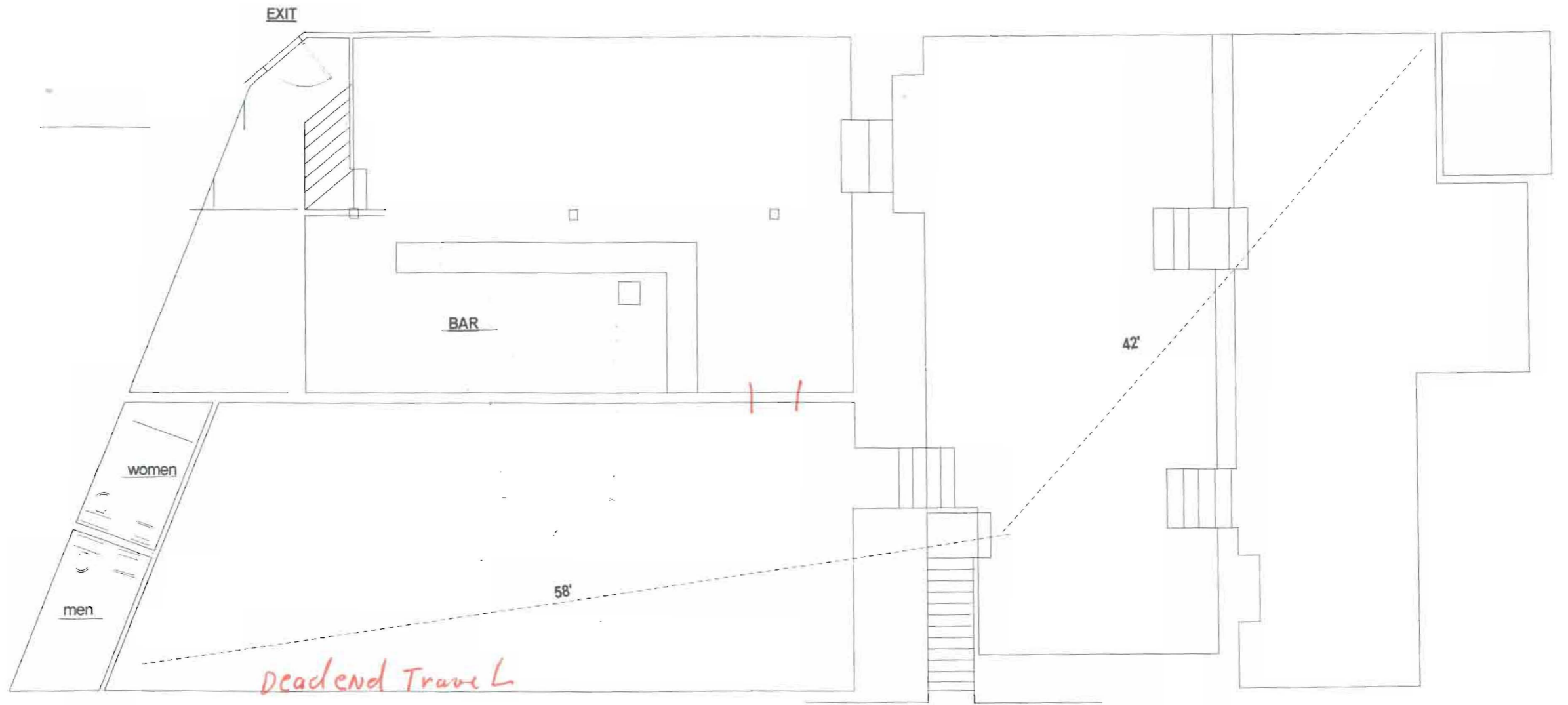


PLAN OF THE "BASEMENT"
 1 EXCHANGE STREET
 PORTLAND, MAINE

This is not a survey, but a rough plan showing, in general, the layout and size of the space.

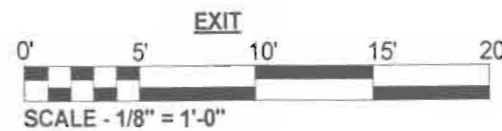


WILLIAM NEMMERS, ARCHITECT
 424 FORE STREET
 PORTLAND, MAINE



PLAN OF THE "BASEMENT"
 1 EXCHANGE STREET
 PORTLAND, MAINE

This is not a survey, but a rough plan showing,
 in general, the layout and size of the space.



WILLIAM NEMMERS, ARCHITECT
 424 FORE STREET
 PORTLAND, MAINE

*New
 plan
 2/Jan/01*