

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

Location of Construction: ** 396 Fore Street 04101		Owner: Ed Shevanel		Phone: 773-4163		Permit No: 000166
Owner Address: 7 Quail Ridge Road, Gorham, ME 04038		Lessee/Buyer's Name: Brew Associates		Phone: 773-2739		
Contractor Name: Richard Pfeffer (General Contractor)		Address: SAA		Phone: SAA		Permit Issued: MAR 9
Past Use: Brewery/Restaurant		Proposed Use: Same		COST OF WORK: \$ 42,300 PERMIT FEE: \$ 277.80 FIRE DEPT. <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied INSPECTION: Use Group A3 Type: 53 Signature: <i>[Signature]</i> Date: <i>[Date]</i> PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		
Proposed Project Description: Interior Renovations				Signature: _____ Date: _____ Zoning Approval: 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 <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>		Zone: CBL: 032-J-002 Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Appoved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
Permit Taken By: KA		Date Applied For: 3-1-00				

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..

**Call for Pick Up
Richard Pfeffer 772-2739

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	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

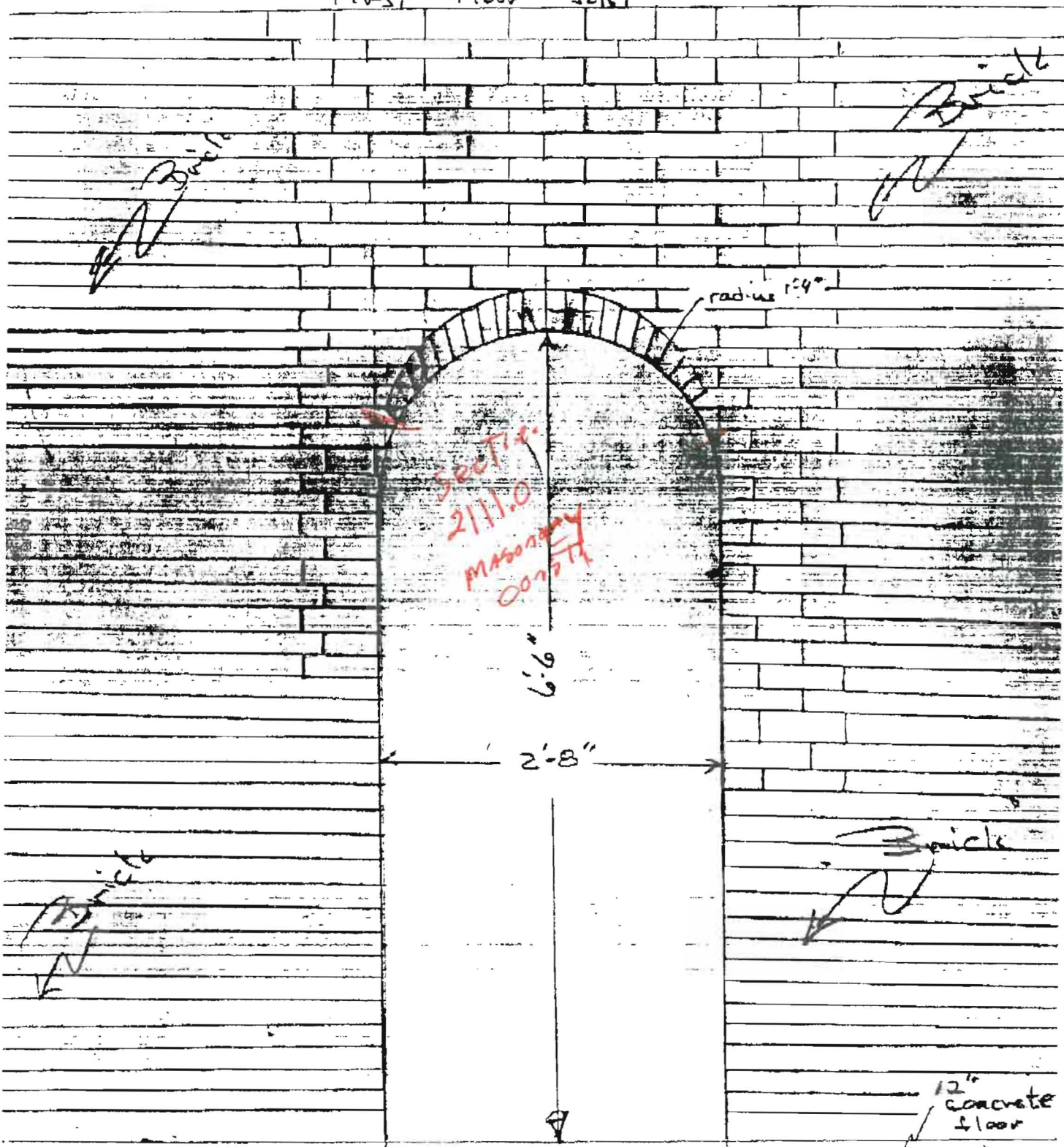
PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT



Front View from 396 Fore Street.
7th Floor Level

First Floor Joist



Brick

Brick

radius 1'4"

SECTION
2111.0
MASONRY
COMPANY

6'6"

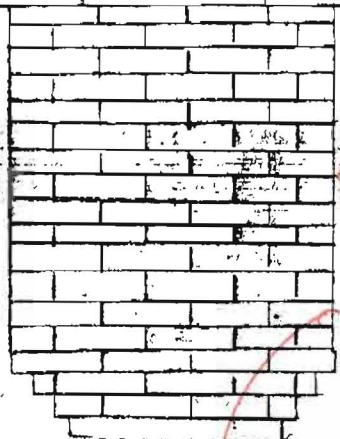
2'8"

Brick

12" concrete floor

Side View

First Floor
Joists



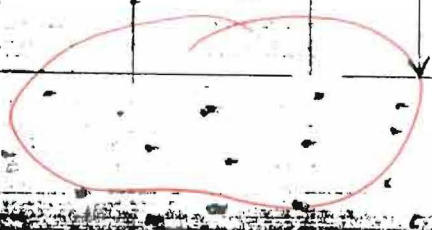
6'-6"

398 Fore Street
9 wharf St Level

396 Fore Street
7 wharf St Level

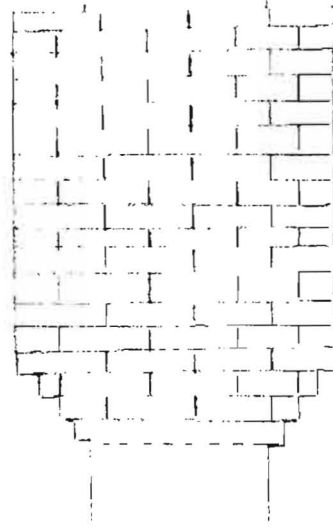
Scale 1" = 1'

12" concrete floor



Side View

First Floor Joists



← 12" →

6'-6"

398 Fore Street
9 Wharf St Level

396 Fore Street
7 Wharf St Level

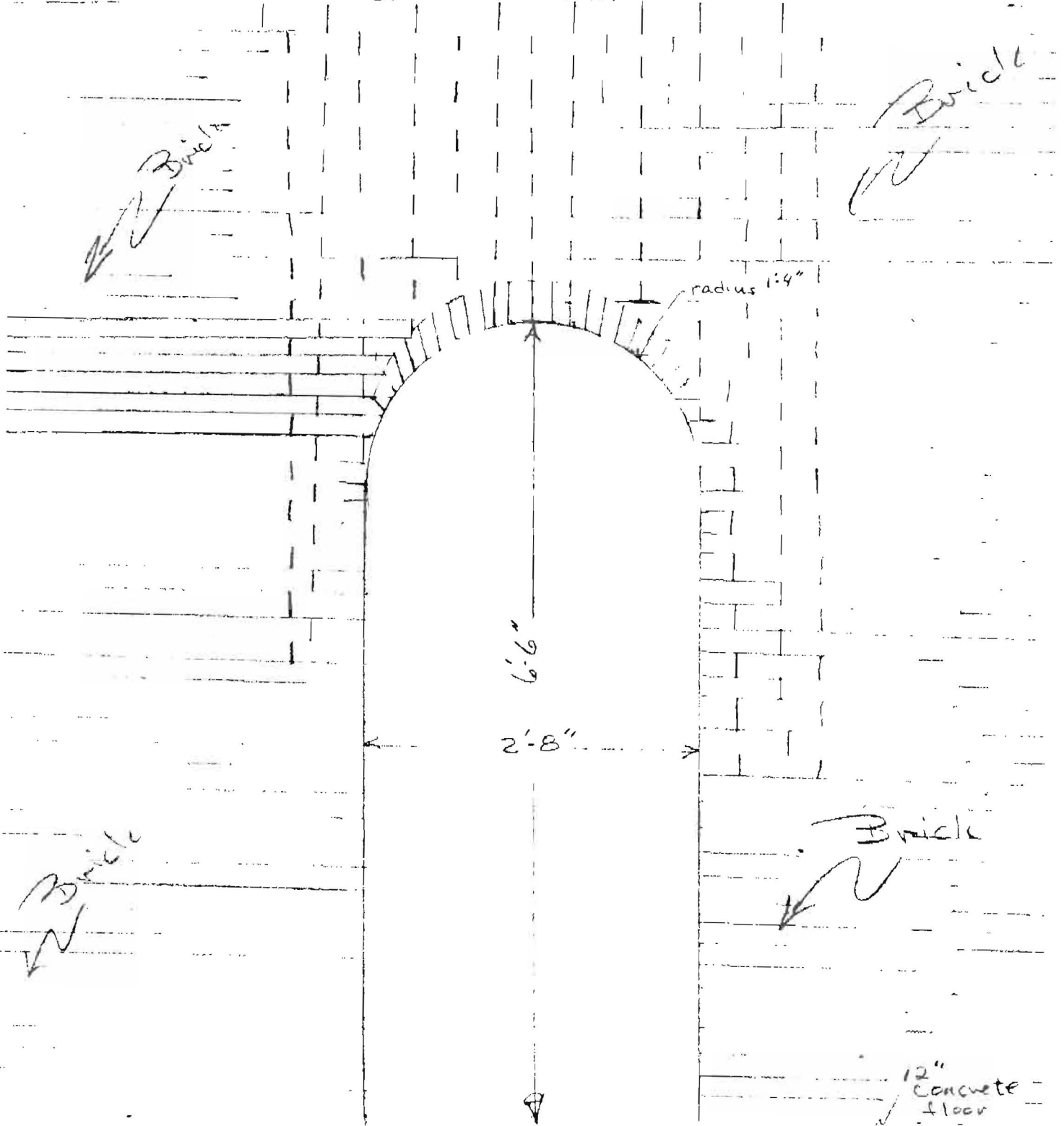
scale 1" = 1'



← 12" →
concrete floor

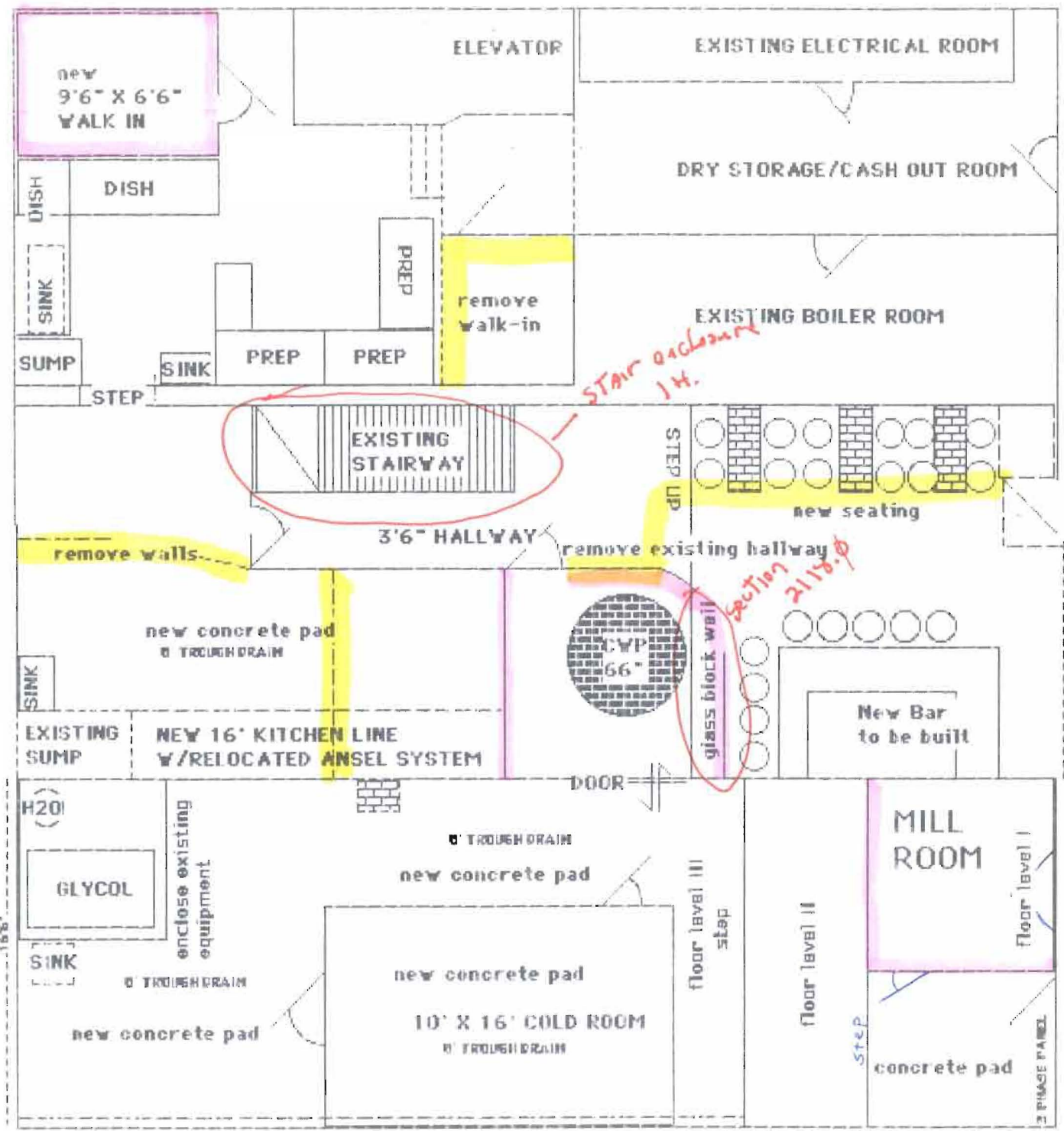


Front View from 396 Fore Street
7 Wharf St Level

First Floor Joist



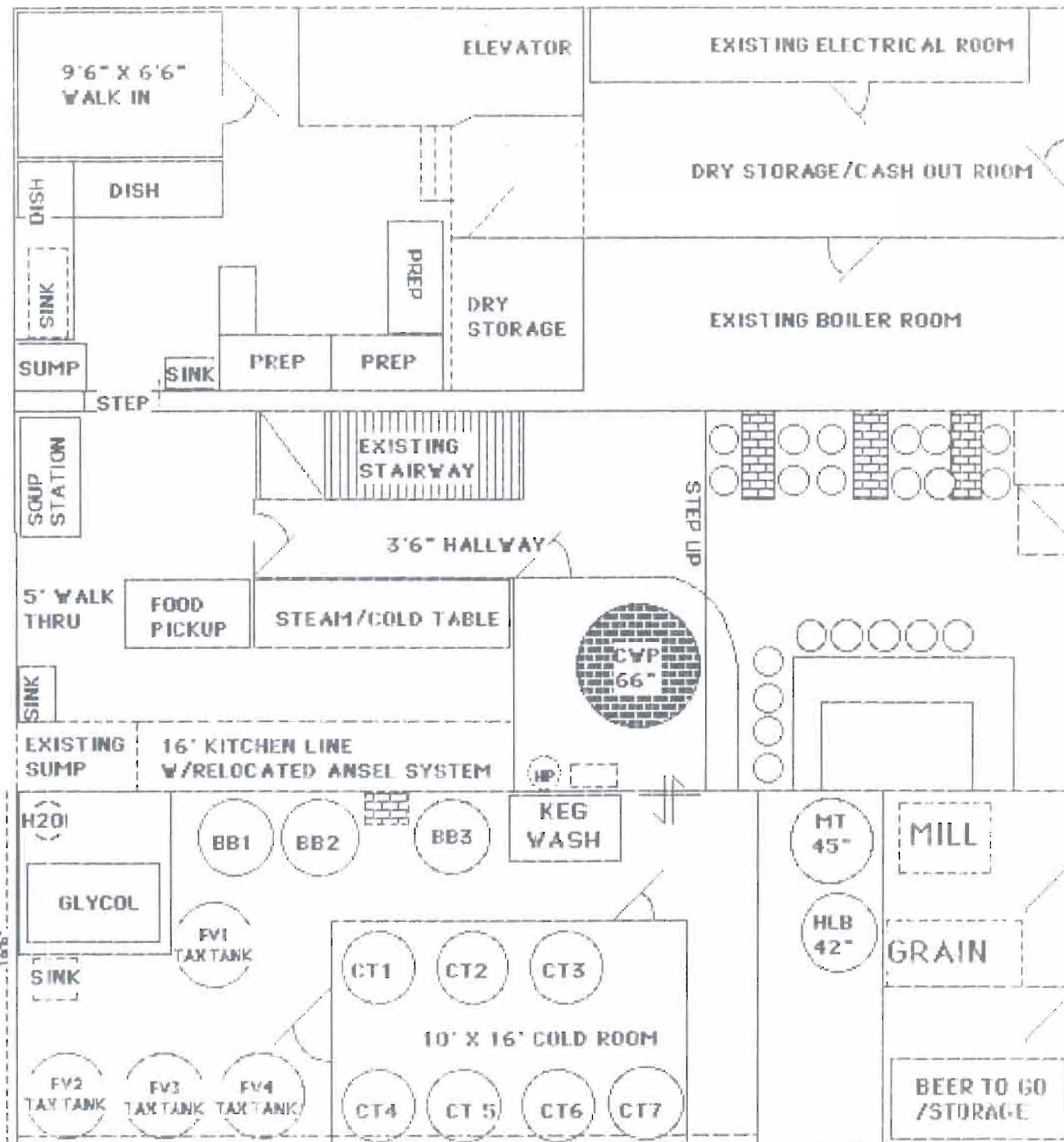
-  Existing Walls to be removed.
-  New Walls



7 WHARF ST

9 WHARF ST

PROPOSED FLOORPLAN - GRITTY MCDUFF'S BASEMENT



- FV1 45"
- BB 41"
- CT 30"

HILL-RT - 8'5"
 HILL - ASER TOP - 8'2"

7 WHARF ST.
 9 WHARF ST.

PROPOSED FLOORPLAN - GRITTY MCDUFF'S BASEMENT

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

**Building or Use Permit Pre-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 (include Portion of Building): <u>396 FORE ST *</u> 04/01			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <u>032</u> Block# <u>J</u> Lot# <u>002</u>		Owner: <u>Ed Shevenell</u> <u>Richard Pfeffer</u>	Telephone#: <u>773 4185</u>
Owner's Address: <u>2 Quail Ridge Rd Kemp Rd Crofton, ME 04038</u>		Lessee/Buyer's Name (If Applicable) <u>R. Brew Associates dba Grithy McDuff's</u>	Cost Of Work: <u>\$42,300</u> Fee <u>\$277.80</u>
Proposed Project Description: (Please be as specific as possible) <u>Interior Reno - Rebuilding of see attached Kitchen (Brewery)</u>			
Contractor's Name, Address & Telephone: <u>Richard Pfeffer 396 Fore St</u> <u>No GC - subs as listed on attached.</u>			Rec'd By: <u>(K)</u>
Current Use: <u>Brewery/Restaurant</u>		Proposed Use: <u>same</u>	

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:

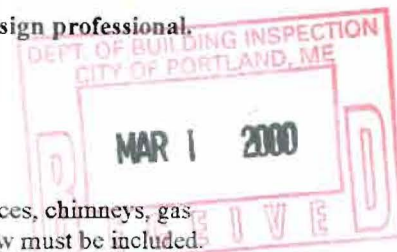
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: <u>[Signature]</u>	Date: <u>3/1/00</u>
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Building Permit Fee: \$30.00 for the 1st \$1000.00 cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



Richard Pfeffer
772-2739
Grithy McDuff's

Proposed Project Description
Gritty McDuff's Brewery & Kitchen Improvements
7 - 9 Wharf Street, Portland

Proposed renovations of Gritty McDuff's kitchen and brewery, occupying the basement levels of 7 and 9 Wharf Street are as follows:

1. Removal of entire brewery and replacement of concrete floors, creating level floors with trough floor drains and epoxy finished concrete pads. ✓ *Plbg. Permit*
2. Provide new, 3-phase electrical panel at 9 Wharf for brewery power. Relocate all 3-phase switches and outlets to new positions. *Ele. Permit*
3. Build new 10' x 16' Walk-In/Conditioning Room in 9 Wharf with insulated pad and 8' trough drain. Remove old Walk-In and old conditioning room in 7 Wharf. *Sprinkler*
4. Remove existing hallway wall from Wharf Street end of stairway to Wharf Street exit door. Replace with new wall around relocated brew kettle (CWP). New wall to be built of pressure treated 2x4, Durock, Blue Board, and glass windows, or glass block, to be determined. An exit door from CWP room will be installed in that new wall, egress to hallway. *Fire Rating*
5. Build new 8' x 10' mill room at 9 Wharf front entry for storage of grain and milling. Walls to be stick built and sheet rocked, with door into brew house. *Fire Partition Separation*
6. Remove bricks to create archway between 7 & 9 Wharf approximately at center of buildings, archway to be built as described on enclosed drawings. ~~SPRINKLER~~ *Masonry Const. Section 21110*
7. Remove existing kitchen hood and relocate to room at center/back of 7 Wharf. New kitchen line with relocated ansel system. Remove existing Walk-In and replace with dry storage area. Build new 9'6" x 6'6" Walk-In in place of existing kitchen line. Install new dishwasher and new pot sink and ice maker. *STATE & CITY rule For food service*
8. Install suspended ceiling of vinyl coated sheetrock in new kitchen area, CWP room and new brewery area at 9 Wharf Street. ✓
9. Build new, half circular, bar of brick masonry at Wharf Street end of 7 Wharf, Install new lighting in bar area. Install new, vinyl tile floor treatment in bar area and hallway. ✓

Intended contractors:

Plumbing - William Hanna Plumbing ✓

Masonry - Lance Browne ✓

Electrical - Brian O'Donnell, O.D. Electric ✓

Kitchen Hood - John Rappette ✓

Concrete - Jeff Preble's Concrete ✓

Refrigeration - Ocean Air ✓

Estimated Cost of Project: \$42,300

Permit Fee: \$277.80

Inspection Services
Michael J. Nugent
Manager



Housing & Neighborhood Services
Mark B Adelson
Director

CITY OF PORTLAND

February 1, 2002

Richard Pfeffer
Bear Guys LLC
410 Fore St.
Portland, ME 04101

Re: Building Permit #011508 issued 1/29/02
410 Fore St./Gritty's/032 J005

Dear Mr. Pfeffer,

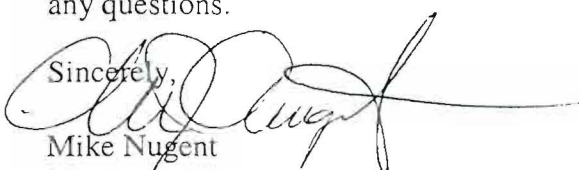
A review of the submissions for the above issued permit revealed that the expansion fails to comply with Section 14-217.5 of the Zoning Ordinance of the City of Portland. The expansion area exceed 10%. Based on this and pursuant to Section 108.6 of the Building Code as the permit was issued based on a mistake of the law.

This is a **STOP WORK ORDER** pursuant to Section 117.1 of the Building Code(1999 BOCA). All construction activity must Stop immediately.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

This constitutes an appealable decision pursuant to Section 121.5 of the Building Code and Section 471. of the Zoning Ordinance. Please feel free to contact me at 874-8700, if you wish to discuss the matter or have any questions.

Sincerely,


Mike Nugent
Manager of Inspection Services

LEGAL NOTICE

Date 2/01/02

WHEREAS, violations of

{ Article Chap 14, Section 217.5 of the Zoning Ordinance
Article Chap 6, Section 108.6 of the Building Code
Article _____, Section _____ of the _____ Code }

have been found

on these premises, IT IS HEREBY ORDERED in accordance with the above Code that all persons cease, desist from, and

STOP WORK

at once pertaining to construction, alterations or repairs on these premises

known as 410 Fore St., Portland, Me. 04101

ALL PERSONS ACTING CONTRARY TO THIS ORDER OR REMOVING OR MUTILATION THIS NOTICE ARE LIABLE TO ARREST UNLESS SUCH ACTION IS AUTHORIZED BY THE CITY OF PORTLAND DIVISION OF INSPECTION SERVICES.


CODE ENFORCEMENT OFFICER



BUILDING PERMIT REPORT

DATE: 2 March 2K. ADDRESS: 396 Fore St. CBL: 032-J-002

REASON FOR PERMIT: Interior renovations

BUILDING OWNER: Ed Stevensell

PERMIT APPLICANT: CONTRACTOR Richard Pfeffer

USE GROUP: A-3 CONSTRUCTION TYPE: 3B CONSTRUCTION COST: 42,300 PERMIT FEES: 27780

The City's Adopted Building Code (The BOCA National Building code/1996 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 are met: *1, *11, *17, *18, *21, *22, *23, *27, *29, *30, *32, *34, *36, *37, *38, *39, 20, 41

- *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.
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.
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.
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 from freezing.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
*17. 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.
*18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

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/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

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 maintained to NFPA #72 Standard.
- * 22. The Sprinkler System shall 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/1996)
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 shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- * 27. All electrical, plumbing and HVAC permits must be obtained by a 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.
- * 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 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).
- * 36. Masonry Construction shall comply with section 2111.0 of The bldg. Code
- * 37. All Food service equipment shall be installed as per The manufacturers requirements and meet the rule and regulation of STATE and Citys Food Service Standards
- * 38. Care shall be taken when removing brick wall for archway.
- * 39. This permit does not authorize the removal of any bearing wall.
- * 40. Glass block walls shall comply with section 2118.0 of The bldg. Code.
- * 41. State Fire Marshall approval required for this project

P. Samuel Hoffses, Building Inspector

Cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

PSH 11/25/99

**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.**

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