

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 070208

PERMIT ISSUED MAR 23 2007

This is to certify that PFEFFER RICHARD A & JONAS STEBBINS

has permission to Fit-up for Male & Female A...

AT 392 FORE ST

032 100200

provided that the person or persons... shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is occupied or service closed-in. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept.
Health Dept.
Appeal Board
Other Department Name

Jeannie Bourke 3/16/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final** Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Date

3-23-07

Signature of Inspections Official

Date

3-23-07

CBL: 3252

Building Permit #: 070208

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0208	Issue Date:	CBL: 032 J002001
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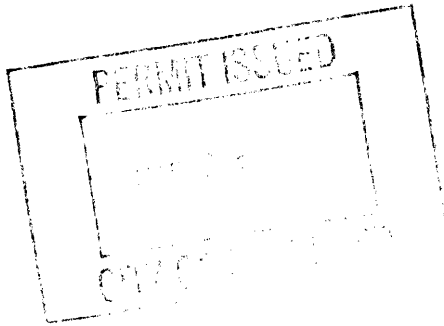
Location of Construction: 392 FORE ST	Owner Name: PFEFFER RICHARD A & J EDWA	Owner Address: 396 FORE ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial -Gritty McDuffs	Proposed Use: Commercial -Gritty McDuffs - Fit-up for Male & Female ADA compliant Facilities	Permit Fee: \$620.00	Cost of Work: \$60,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A-2 Type: 5B	

Proposed Project Description: Fit-up for Male & Female ADA compliant Facilities	Signature: <i>Craig Cross</i>	Signature: <i>JMB 3/16/07</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 02/26/2007	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..



Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>OK 2/27/07</i>	Date: _____	Date: <i>Any exterior work requires a separate Review & Approval</i>

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0208	Date Applied For: 02/26/2007	CBL: 032 J002001
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Location of Construction: 392 FORE ST	Owner Name: PFEFFER RICHARD A & J EDWA	Owner Address: 396 FORE ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial -Gritty McDuffs - Fit-up for Male & Female ADA compliant Facilities	Proposed Project Description: Fit-up for Male & Female ADA compliant Facilities
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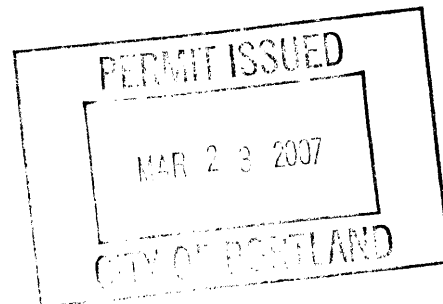
Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 02/27/2007
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 03/16/2007
Note: **Ok to Issue:**

- 1) Permit issued with approval of the waiver granted for a similar bathroom renovation at the Gritty's Pub in Auburn, ME. The addition of urinals and reduction of wc will still meet or exceed the total number of required fixtures.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 03/01/2007
Note: **Ok to Issue:**

- 1) Application requires State Fire Marshal approval.

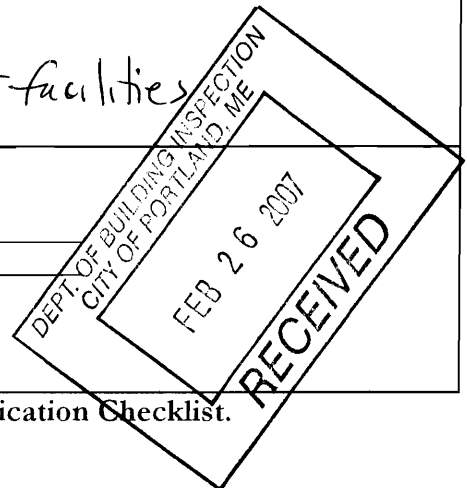




General Building Permit Application

If 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: <u>396 Fore Street</u>		
Total Square Footage of Proposed Structure <u>350 SF. of interior space</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>J</u> Lot# <u>002001</u>	Owner: <u>Beer Guys, LLC</u>	Telephone: <u>207-772-2739</u>
Lessee/Buyer's Name (If Applicable) <u>Brew Corp. d/ba Gritty McDuff's</u>	Applicant name, address & telephone: <u>Richard Pfeffer</u> <u>396 Fore Street</u> <u>Portland, ME 04101</u> <u>232-1042</u>	Cost Of Work: \$ <u>60,000</u> Fee: \$ <u>620.00</u> C of O Fee: \$ <u> </u>
Current legal use (i.e. single family) <u>brew pub Gritty's</u> If vacant, what was the previous use? <u>Same - renovation</u> Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Removal of existing</u> <u>Removal of bathrooms.</u> <u>Fit up for male & Female ADA compliant facilities</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Richard Pfeffer</u> Mailing address: <u>Gritty McDuff's</u> Phone: <u>207-232-1042</u> <u>396 Fore Street</u> <u>Portland, ME 04101</u>		



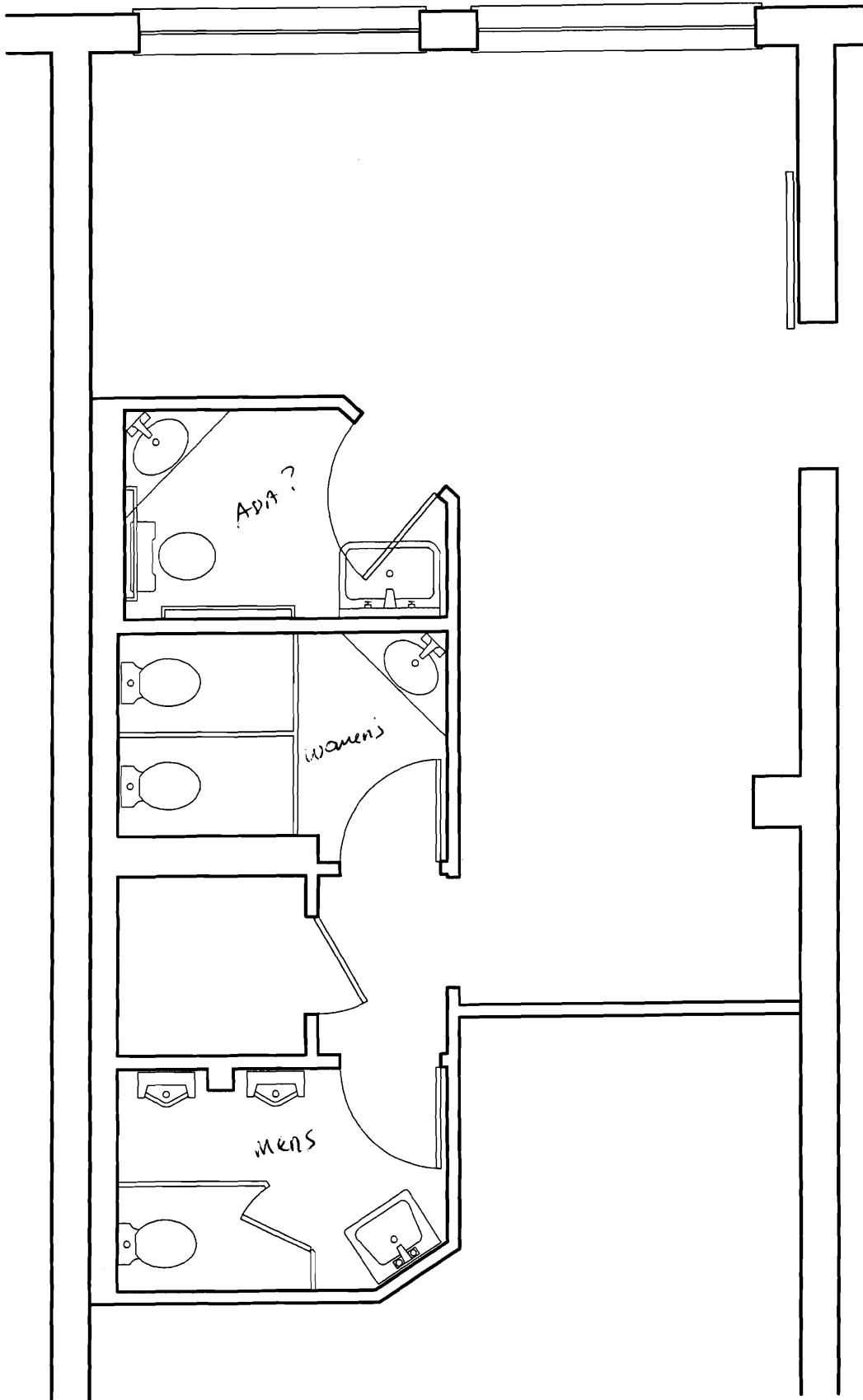
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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:	Date: <u>2/15/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



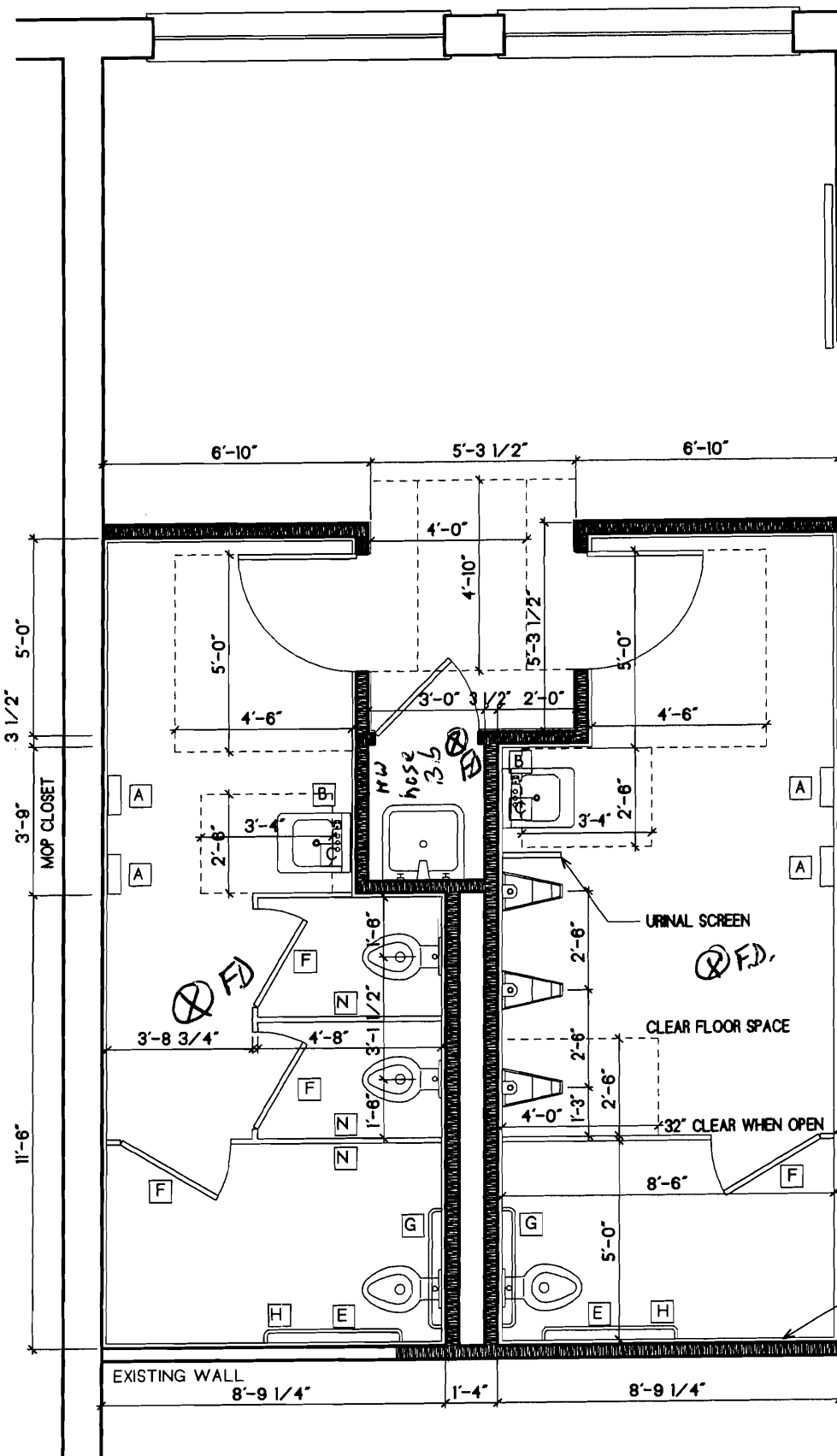
daedal Architecture
P.O. BOX 7741_Portland, ME_04101
207-939-0016_info@daedalarch.com

Gritty's
Fore St.
Portland, ME

EXISTING FLOOR PLAN

1/4" = 1'-0" January 29, 2007

A-1



Only 1 Lav per
based on 300 occupancy

OCCUPANCY = 250

PER Maine State Internal Plumbing Code

WOMENS WC REQUIRED = 3

WOMENS LAVS REQUIRED = 2

MENS WC REQUIRED = 3

MENS URINALS REQUIRED = 2

MENS LAVS REQUIRED = 2

DASHED LINES INDICATE
REQUIRED CLEAR FLOOR
SPACE TYPICAL

3 - F.D.

9" MIN TOE CLEARANCE FLOOR
TO BOTTOM OF PARTITION
(MENS & WOMENS)

WALL FINISH
3/4" PLYWOOD
1/2" HARDIE PANEL
1/4" DIAMOND PLATE TO 8'-0"
(PAINTED HARDIE ABOVE)

? wall section
materials

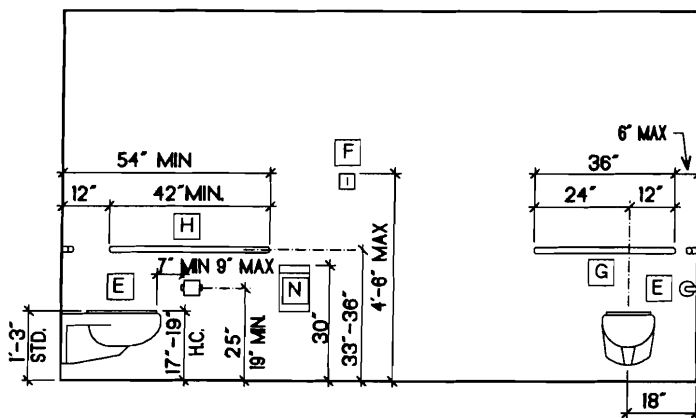
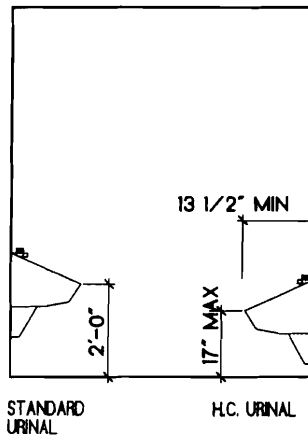
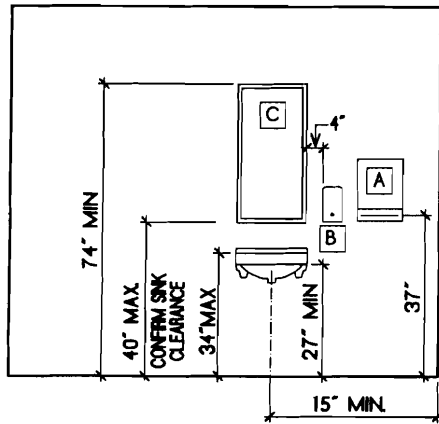
daedal Architecture
P.O. BOX 7741 Portland, ME_04101
207-939-0016_info@daedalarch.com

Gritty's
Fore St.
Portland, ME

PROPOSED FLOOR PLAN
1/4" = 1'-0" January 29, 2007

A-2

TOILET FIXTURE AND ACCESSORY KEY



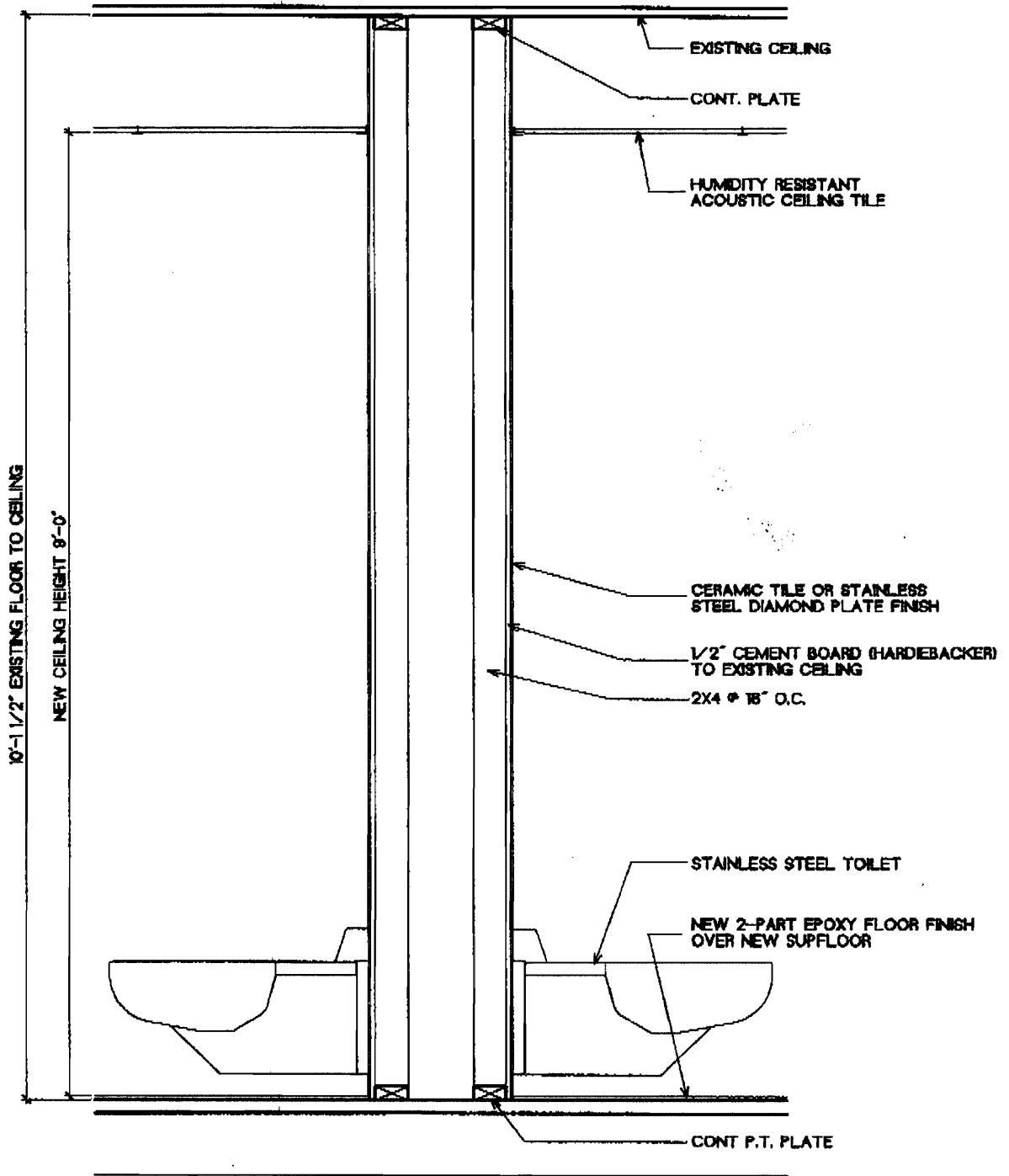
STANDARD AND HC FIXTURES AND ACCESSORIES

TOILET ACCESSORIES KEY

- A** HAND DRYER (F.O.I.C.)
- B** SOAP DISPENSER (F.O.I.C.)
- C** MIRROR 18"x36" NOM.
- D** (NOT USED)
- E** TOILET PAPER HOLDER (F.O.I.C.)
- F** COAT HOOK
- G** GRAB BAR 36" (1 1/4" TO 1 1/2" O.D.)
- H** GRAB BAR 42"
- I** (NOT USED)
- J** (NOT USED)
- K** (NOT USED)
- L** (NOT USED)
- M** (NOT USED)
- N** SANITARY NAPKIN DISPOSAL
- O** HAND DRYER

NOTES

1. MIRRORS TO BE CENTERED OVER SINKS.
2. PROVIDE APPROPRIATE BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS, AND ACCESSORIES.
3. INSTALL BLOCKING BEHIND THE OWNER SUPPLIED EQUIPMENT AS WELL AS CONTRACTOR SUPPLIED EQUIPMENT.
4. OWNER SHALL SUPPLY PAPER TOWEL DISPENSERS, SOAP DISPENSERS, & TOILET PAPER HOLDERS FOR INSTALLATION BY CONTRACTOR.



daedal Architecture
 P.O. BOX 7741 Portland, ME_04101
 207-838-0016_info@daedalarch.com

Gritty's
 Fore St.
 Portland, ME

WALL SECTION
 1/4" = 1'-0" February 18, 2007

A-4

Cristy Bourget

From: Richard [rpfeff@maine.rr.com]
Sent: Wednesday, March 23, 2005 2:10 PM
To: rebecca.vigue@maine.gov
Cc: Cristy Bourget; 'Peter Warren (E-mail)'
Subject: Variance for Gritty's men's bathroom

Hello Rebecca:

I am writing per Cristy Bourget's request to ask for a variance for the number of stalls in the men's room at our new location in Auburn. We have designed our bathroom with seventeen years of restaurant experience to handle the needs of our clientele. While your code requires three stalls and one urinal, we know that the usage in our restaurants, brew pubs with a high volume of beer consumed, requires three urinals to one stall. While the code may fit the basic needs of a conventional eatery, it does not fit the needs of a brew pub. We are not trying to save money on building costs by reducing the level of buildout in our bathrooms. We are simply trying to provide our customers with the best facility that we can. Please consider this request with all the best intentions and call or e-mail me with questions or needs for additional information.

Sincerely,

Richard Pfeffer
Gritty McDuff's

*Variance Request
of Restaurant in Auburn*

City of Auburn, Maine
"Maine's City of Opportunity"
Office of Planning & Permitting

FILE

March 29, 2005

Richard Pfeffer, Publican
Gritty McDuff Brewing
396 Fore Street
Portland, Maine 04101

Re: Request for Variance of 2001 Maine Food Code

Dear Mr. Pfeffer:

On March 23, 2005 The City of Auburn, Planning & Permitting Department and the Department of Health & Human Services, Division of Health Engineering received via e-mail, a request for a variance to the State of Maine 2001 Food Code regulations for the eating place, located at Riverpark II in Auburn, Maine, dba Gritty McDuff's Brewing Company. Your specific request is to request a review to obtain a variance in reference to code 6-302.10, which would allow the operation of your eating place without the required minimum number of toilets and in place of a toilet to add 2 additional urinals. The 2001 State of Maine Food Code requires establishments serving liquor shall provide the correct number of toilets and urinals based on the total number of persons, the number of persons in the Gritty's establishment shall be between 51-150 people, therefore requiring the establishment to have 2 toilets and 1 urinal.

Under subsection 8-103 Variances of the 2001 Maine Food Code, subsection 8-103.10 of the regulations states that "the Regulatory Authority may grant a Variance by modifying or waiving the requirements of this Code if in the opinion of the Regulatory Authority a health hazard or nuisance will not result from the Variance." Further, subsection 8-103.11 states that the person requesting the variance shall provide information to the Department addressing the specific code citations proposed for variance, a rationale for alternatively addressing the potential public health hazard(s), and a HAACP plan, if required for the specific variance requested.

Thank you for providing us with information in your letter about how Gritty's has designed the bathrooms within the last seventeen years of restaurant experience to handle the needs of the customers. My understanding in speaking with you on March 9, 2005 and from your e-mail received on March 23, 2005 Gritty's respectfully requests that a variance be granted to reduce the [required] number of men's toilets by one and to increase the number of urinals by two based on a history of usage in currently operating Gritty's in Maine.

The Department of Health & Human Services, Division of Health Engineering has approved your request for a variance to install 1 bathroom and 3 urinals in the Men's Restrooms at Gritty's to be located at the Riverpark II in Auburn. This variance is non-transferable and precludes further expansion to the proposed seating at Gritty's.

60 Court Street • Suite 104 • Auburn, ME 04210
(207) 333-6600 Voice • (207) 333-6601 Automated • (207) 333-6623 Fax
www.auburnmaine.gov

If upon an inspection by the Department of Health & Human Services, Health Engineering or the City of Auburn, Planning and Permitting Department a problem is detected and it is determined that the variance must be withdrawn, Gritty's will be responsible for finding an alternative solution to address the need for additional facilities within a 45 day timeframe.

If you believe that the licensing action taken by the Department of Health & Human Services, Health Engineering is incorrect, you may request a hearing to refute the basis of the Department's action. Such a hearing would be held before an impartial hearing officer. You would have the right to be heard in person, to call witnesses, to present documentary evidence, and to cross-examine witnesses. You would be entitled to a written decision based upon evidence presented at the hearing. A request for a hearing must state in detail your reasons for believing the Department's action to be incorrect.

A request for hearing, in accordance with 5 MRSA section 10003, must be mailed to Becky Vigue, Director of Eating and Lodging Program and be received within 10 days of the date of this letter.

Should you have any questions or if I may be of further assistance, please do not hesitate to contact my office I can be reached at 207-333-6600 extension 1162 or you may contact Becky Vigue, Director, Eating and Lodging Program, Department of Health & Human Services, Division of Health Engineering at 207-287-5671.

Sincerely,



Cristy Bourget
Code Enforcement Officer- Sanitarian
Temporary Licensed Plumbing Inspector

cc: David Galbraith, Acting Director, Planning & Permitting Department & City Planner
Rebecca Vigue, Director, Eating and Lodging Program
Doris Poirier, Licensing Clerk
Files