

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-1415	Issue Date:	CBL: 032 R007001
-----------------------	-------------	---------------------

Location of Construction: 436 FORE ST / <i>called 51 wharf</i>	Owner Name: OLD PORT RETAIL HOLDINGS	Owner Address: 101 RICHARDSON ST	Phone:
Business Name:	Contractor Name: Coast Line Air	Contractor Address: PO Box 125 Westbrook	Phone: 2072320113
Lessee/Buyer's Name	Phone:	Permit Type: HVAC	Zone: <i>B-3</i>

Past Use: Commercial	Proposed Use: Commercial - install in new location Comfort maker condensers outdoor unit	Permit Fee: \$90.00	Cost of Work: \$6,850.00	CEO District: 1
<i>legal use: Restaurant/bar on 1st & 2nd floors</i> Proposed Project Description: install in new location Comfort maker condensers outdoor unit <i>3rd flr = 1 res DU</i> <i>4th flr = 1 res DU</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>12/14/10</i> Signature: <i>[Signature]</i>	INSPECTION: Use Group: <i>A-2</i> Type: <i>HAZ</i> <i>DML-2003</i> Signature:	
		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: 11/12/2010	Zoning Approval		
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..		Special Zone or Reviews	Zoning Appeal	Historic Preservation
		<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"/> <i>ok with condition</i> Date: <i>11/16/10</i>	<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 Date:	<input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>12/9/10</i> <i>D. Andrews</i>

PERMIT ISSUED

DEC 15

City of Portland

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: 10-1415	Date Applied For: 11/12/2010	CBL: 032 R007001
-----------------------	---------------------------------	---------------------

Location of Construction: 436 FORE ST/called 51 WHARF S	Owner Name: OLD PORT RETAIL HOLDINGS	Owner Address: 101 RICHARDSON ST	Phone:
Business Name:	Contractor Name: Coast Line Air	Contractor Address: PO Box 125 Westbrook	Phone (207) 232-0113
Lessee/Buyer's Name	Phone:	Permit Type: HVAC	

Proposed Use: Commercial - install in new location Comfort maker condensers outdoor unit	Proposed Project Description: install in new location Comfort maker condensers outdoor unit
---	--

Dept: Historic Status: Approved with Conditions Reviewer: Deborah Andrews Approval Date: 12/09/2010
Note: Ok to Issue: ☒

- 1) * Entire existing installation--including platform and supports for condensers--to be removed from building face as part of the relocation project.

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 11/16/2010
Note: Ok to Issue: ☒

- 1) This property shall remain commercial PAD (Pedestrian Activities uses) along the street levels with 1 residential du on the 3rd floor and 1 residential du on the 4th floor for a total of 2 residential du. . Any change of use shall require a separate permit application for review and approval.
- 2) The noise levels of this new unit must not exceed the maximum allowable dBAs allowed in the B-3 Zone. Any complaints and violations will vigorously be persued. All noise violations shall be mitigated to bring down the noise levels to within the allowable requirements.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 12/15/2010
Note: Ok to Issue: ☒

- 1) Equipment must be installed in compliance with the UL listing and the manufacturer's specifications.
- 2) Separate permits are required for any electrical installations.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire Status: Approved with Conditions Reviewer: Ben Wallace Jr. Approval Date: 12/14/2010
Note: Ok to Issue: ☒

- 1) All construction shall comply with City Code Chapter 10.

PERMIT ISSUED

DEC 15

Comments:

12/10/2010-gg: received from historic as of 12-09-10 /gg

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

DEC 15

City of Portland



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Dec 15 2010

Received from Thomas J. Linn

Location of Work 436 Fore St.

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other Historic Review

CBL: 032 R009

Check #: 116 Total Collected \$ 50.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 11.12 20 10

Received from Coast Line Air Mech

Location of Work 51 Conant Ave. AKA
436 Tree.

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 90

Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 32-B-7

Check #: 2710 Total Collected \$ 90

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

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



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

PERMIT ISSUED

DEC 15 2010

City of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location / CBL

The roof of 51 Wharf St. Commercial

Use of Building

Date

NOV 10th

Name and address of owner of appliance

Old port prop. The C/O Bonlos prop.
Retail Inc. Dupon.

Installer's name and address

Thomas J. Smart Coastline Air Mech LLC
FAX 856-2959

Telephone

207-232-0113

Location of appliance:

☐ Basement☐ Floor☐ Attic☒ Roof

(New Location)

Type of Fuel:

☐ Gas☐ Oil☐ Solid

NO - Fuel - JUST A/C

Appliance Name:

Comfort maker Condensers

U.L. Approved

☒ Yes☐ No

outdoor unit

Will appliance be installed in accordance with the manufacturer's installation instructions?

☒ Yes☐ No

IF NO Explain:

The Type of License of Installer:

☐ Master Plumber #☐ Solid Fuel #☒ Oil #☒ Gas #☒ Other

JY1008258

PNT # 2671

Refrig lic # 119402623

Type of Chimney:

☐ Masonry Lined

Factory built

NONE

☐ Metal

Factory Built U.L. Listing #

X

☐ Direct Vent

Type

X

UL#

X

Type of Fuel Tank

☐ Oil☐ Gas

R-22 Refrigerant

Size of Tank

N/A

Number of Tanks

N/A

Distance from Tank to Center of Flame

N/A

feet.

Cost of Work:

\$ 6850.90

Permit Fee:

\$

Approved

Approved with Conditions

Fire:

Ele.:

Bldg.:

☐

See attached letter or requirement

Inspector's Signature

Date Approved

Signature of Installer

Thomas J. Smart

White - Inspection

Yellow - File

Pink - Applicant's

Gold - Assessor's Copy

HELEN WATTS ENGINEERING

455 Litchfield Road

Bowdoin, ME 04287

(207) 522-9366 · fax (207) 666-3920

hwatts@gwi.net

Phone: (207) 522-9366

October 27, 2010

Old Port Retail Holdings, LLC

C/o Boulos Property Management

One Canal Plaza

Portland, ME 04101

Shay Lattari

C/o Boulos Property Management

One Canal Plaza

Portland, ME 04101

Re: Structural Evaluation, HVAC Equipment, 51 Wharf St, Portland, ME
HWE P/N 10-057

Dear Ms. Lattari:

At your request, I inspected the visible structural framing of the roof of 51 Wharf Street in Portland, Maine. This space is above the Pearl Martini & Wine Lounge, on the Wharf-Street side, where Coastline Air Mechanical Services will be relocating some mechanical equipment from a platform on the side wall on the Wharf Street side of the building. The purpose of this inspection is to determine if the framing is adequate to support the new equipment. Access was provided by Ms. Lattari of Boulos Property Management to the Pearl Martini & Wine Lounge, and Coastline provided a ladder for roof access. The applicable code for the City of Portland is the City of Portland, Maine Code of Ordinances, which is based on the 2003 IBC. The roofing was not inspected.

The building is a one-story building on the Fore Street side (Pearl Martini & Wine Lounge, 444 Fore Street), and a two story building on the Wharf Street Side (51 Wharf Street). The building has multi-wythe brick masonry load-bearing exterior walls. The building was originally built with three more floors, and the present roof framing was built for a heavily-loaded commercial floor use with some areas reframed with original materials and with steel beams when the floors above were removed. The roof framing consists of approximately 2 3/4" by 7 3/4" rafters at approximately 15" on center. The span of the rafters is approximately 12'-9" on the span nearest Wharf Street, where the equipment will be located so the piping can be run down the side of the building. The framing is painted, but appears to be in generally good condition.

Assuming the rafters and beams to be #1 hemlock, because of the age and appearance of the materials, the roof is structurally adequate to accommodate a 1000# HVAC unit and

the expected snow load, assuming an added 250# for piping, curbing and accessories, with a footprint on the roof of 14 square foot or more. This loading is similar to the units installed previously. The units to be installed weigh 285# for the equipment, and, assuming 100# for curbing and accessories, comes to 385# for each unit, over an area approximately 33"x33" which is lighter than the roof framing capability. Coastline plans on installing the units approximately 5' apart, similar to the other units on this roof, for maintenance access.

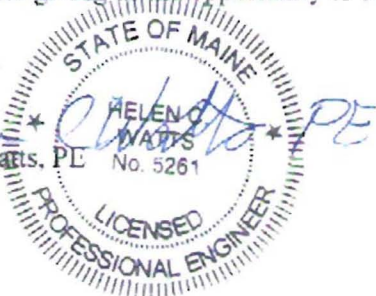
Sleepers will be installed on the deck, cut into the insulation and bolted through the decking, to bring the surface to or above the roofing insulation level, then the roofing will go over the shim sleepers and the equipment sleepers will be bolted to the shim sleepers.

If needed, I can inspect the completed supports and provide a letter stating that the supports are adequate. Let me know when the work is ready for inspection.

Thank you for giving us the opportunity to be of service to you.

Yours truly,

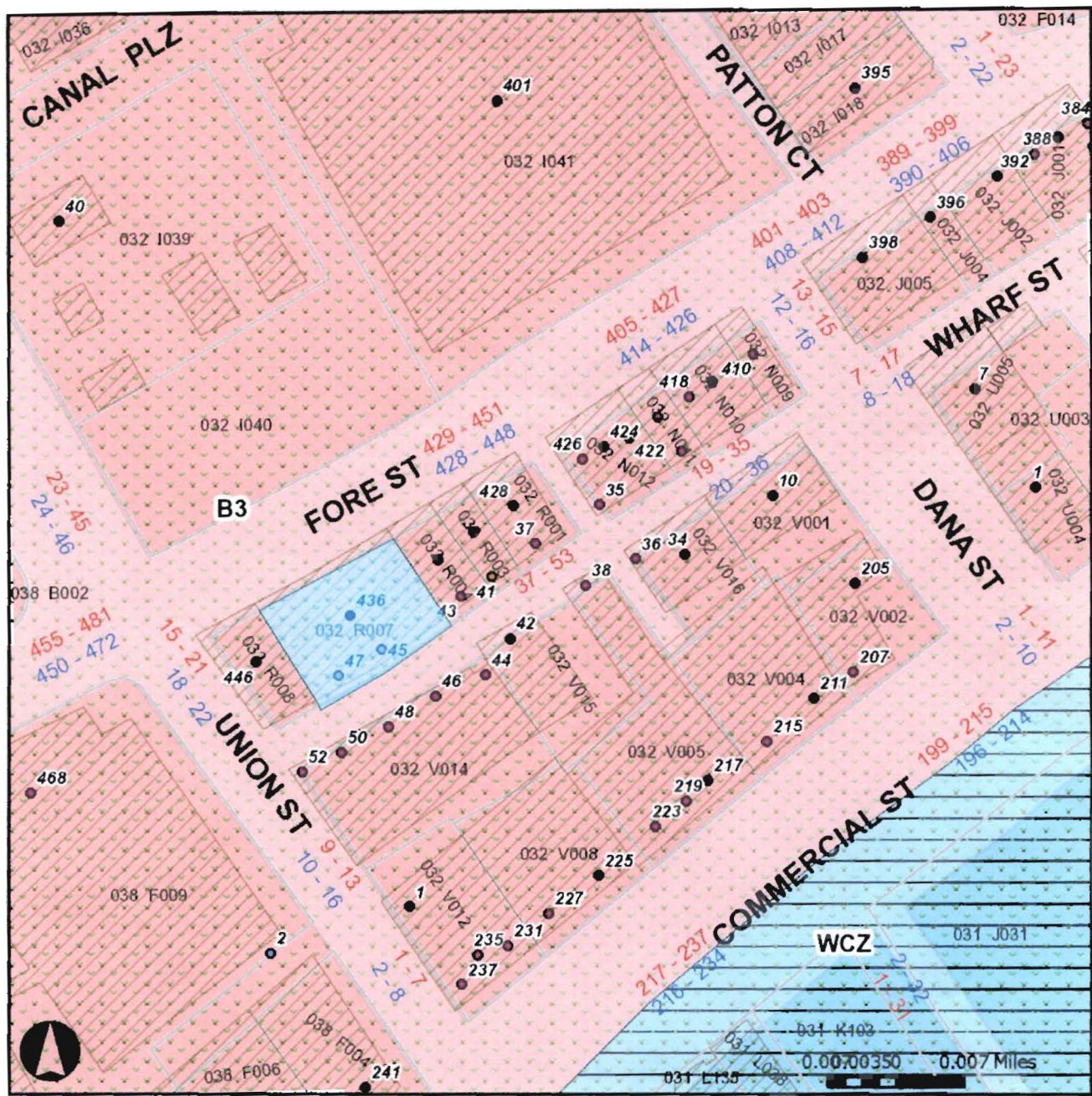
Helen C. Watts, PE



/HCW

C:\Users\Helen\HWE\completed 2010\31 Wharf 51 Wharf HVAC ltr 3.doc

Map



Parcels	Overlay Zones	Zoning (continued)	Zoning (continued)
Parcels	DEOZ	IMb Industrial - Moderate	C27
Parcels	FH	Impact	C28
Parcels	Helistop Overla	OP Office Park	C29
Parcels	R-7	R1 Residential	C30
Parcels	USM	R2 Residential	C31
Parcels	Shoreland Overlay Zone	R3 Residential	none
Parcels		R4 Residential	B2c



























