Jeanie Bourke - Follow Up to meeting for O'Maine studios, 50 Danforth

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 03/09/15

From: Jeanie Bourke
To: Rory Strunk
Date: 10/31/2014 2:41 PM
Subject: Follow Up to meeting for O'Maine studios, 50 Danforth
CC: 'Vin Veroneau'; Craig Messenger; David Petruccelli; Paul Fagone; Tam...

Good Afternoon Rory,

I also feel the meeting was productive and insightful. Please understand that the permit you applied for remains under review pending requested information. Occupancy of this formerly vacant warehouse and retail kitchen have not been approved, albeit your business has been in the space for close to one year.

After reviewing additional information and discussion with the Inspections Director, Tammy Munson, I have the following comments:

1. Construction was performed without permits, to our knowledge, building and plumbing. While the building application has been submitted, there is no record of a plumbing permit. A licensed plumber is required to perform this work and pass inspection. Both of these permits are considered After the Fact and additional fees are being levied for an estimated cost of $200. The plan you just sent me is from the architectural firm CWS dated 7/12/13. It is apparent that you did not follow up with the permit process that you initiated over a year ago, including email correspondence with our office in March 2013.

2. The space was approved for a one time event on 10/3/14 upon fire department inspection. There is now another event planned for 11/6/14 which the City will allow, pending license application at the Clerks office, fire department and health inspections if the kitchen is utilized in any way.

3. Concerning your proposal for holding events beyond November 6th. Additional events will not be granted by the City until such time as the building permit and all associated permits are issued, have been inspected and a Certificate of Occupancy is in hand.

While it appears you will be making a good faith effort to provide the required details to secure a permit, this decision is necessary in order to ensure compliance with building and life safety codes for the newly proposed occupancies.

Let me know if you have any questions. Please send all documents and plans to me and Cpt. David Petruccelli in the fire department.

Thank you,
Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division

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Permit status can be viewed at: http://www.portlandmaine.gov/792/Permit-Status

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>>> "Rory Strunk" <rory@globalcontentpartners.com> 10/30/2014 11:35 AM >>>

Jeanie:

I want to thank you for the insightful and productive input yesterday on the walk through with me and Vin.

Overall this is pretty new territory and gets somewhat confusing knowing what is the landlords responsibilities, what are ours and then working with all the wide range of city and state interests that have to be involved. Our goal is to work as quickly as we can to move all aspects of this process forward.

The event on November 6th is the only event with more than 49 people planned in November and December. The event on the 6th will be very similar to the Art of the Engine in size and will have licensed caterer at the event. Once we get past Nov 6th, we will not schedule any more events above 49 people until we have completed the change of use permit. We will also move forward on the simple items that can be addressed now such at the hot water heater over that bathroom, the fire retarding of the audio curtains and the exit door handles.

Depending on the turnaround time of the Life safety plan from CWS our goal would be to try and complete this process and hopefully be permit ready in 30 to 45 days. You would probably have better idea of the turnaround at the city level. We will continue to be a responsive as possible on our end to move this process to completion.

If there are any other things that you want us to work on outside of the list you sent please let me know.

Thanks for your help, Rory