

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

Permit No: 03-1153	Issue Date: DEC 09 2003	CBL: 041 A001001
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Location of Construction: 252 Commercial St	Owner Name: City Of Portland	Owner Address: 389 Congress St	Phone:
Business Name: n/a	Contractor Name: Sheridan Corporation	Contractor Address: PO Box 359 Fairfield	Phone: 2074539311
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Commercial	Zone: WC2

Past Use: Commercial / Vessel Services	Proposed Use: Vessell Services / Modify Roof Opening	Permit Fee: \$273.00	Cost of Work: \$27,735.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: N/A Type: 2	

Proposed Project Description:
Modify Roof Opening

Signature: *MM7* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 09/18/2003	Zoning Approval		
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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 <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"/> Date: <i>ok 9/24/03</i>	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 Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 031153

This is to certify that City Of Portland/Sheridan Corporation

has permission to Modify Roof Opening

AT 252 Commercial St 041 A001001

provided that the person or persons firm or corporation accepting this permit 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 leased or occupied. **24 HOUR NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature] 10/6/03
Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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Location of Construction: 252 Commercial St	Owner Name: City Of Portland	Owner Address: 389 Congress St	Phone:
Business Name: n/a	Contractor Name: Sheridan Corporation	Contractor Address: PO Box 359 Fairfield	Phone (207) 453-9311
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	

Proposed Use: Vessell Services / Modify Roof Opening	Proposed Project Description: Modify Roof Opening
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Dept: Zoning Note:	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 09/24/2003 Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building Note:	Status: Approved	Reviewer: Mike Nugent	Approval Date: 10/06/2003 Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire Note:	Status: Approved	Reviewer: Lt. MacDougal	Approval Date: 09/29/2003 Ok to Issue: <input checked="" type="checkbox"/>

Comments:
10/3/2003-mjn: Need engineering, advised applicant

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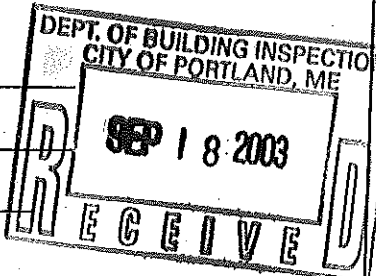
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Dept: Zoning Note:	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 09/24/2003 Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building Note:	Status: Pending	Reviewer: Mike Nugent	Approval Date: Ok to Issue: <input type="checkbox"/>
Dept: Fire Note:	Status: Approved	Reviewer: Lt. MacDougal	Approval Date: 09/29/2003 Ok to Issue: <input checked="" type="checkbox"/>

Comments:
10/03/2003-mjn: Need engineering, advised applicant

All Purpose 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>Vessel Services One Portland Fish Pier</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>041</u> Block# <u>A</u> Lot# <u>001</u>	Owner: <u>Vessel Services</u>	Telephone: (207) <u>772-5718</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Vessel Services One Portland Fish Pier</u>	Cost Of Work: \$ <u>27,735</u> Fee: \$ <u>273.00</u>
Current use: <u>Ice Manufacturer</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Modify Roof Openings</u>		
Project description: _____		
		
Contractor's name, address & telephone: <u>The Sheridan Corp. 739 Warren Ave. Portland, ME 04103</u>		
Who should we contact when the permit is ready: <u>David E Leeman; Vessel Services</u>		
Mailing address: <u>One Portland Fish Pier, Portland, ME 04101</u>		
<p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: (207) 772-5718</p> <p style="text-align: right;"><i>[Signature]</i></p>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

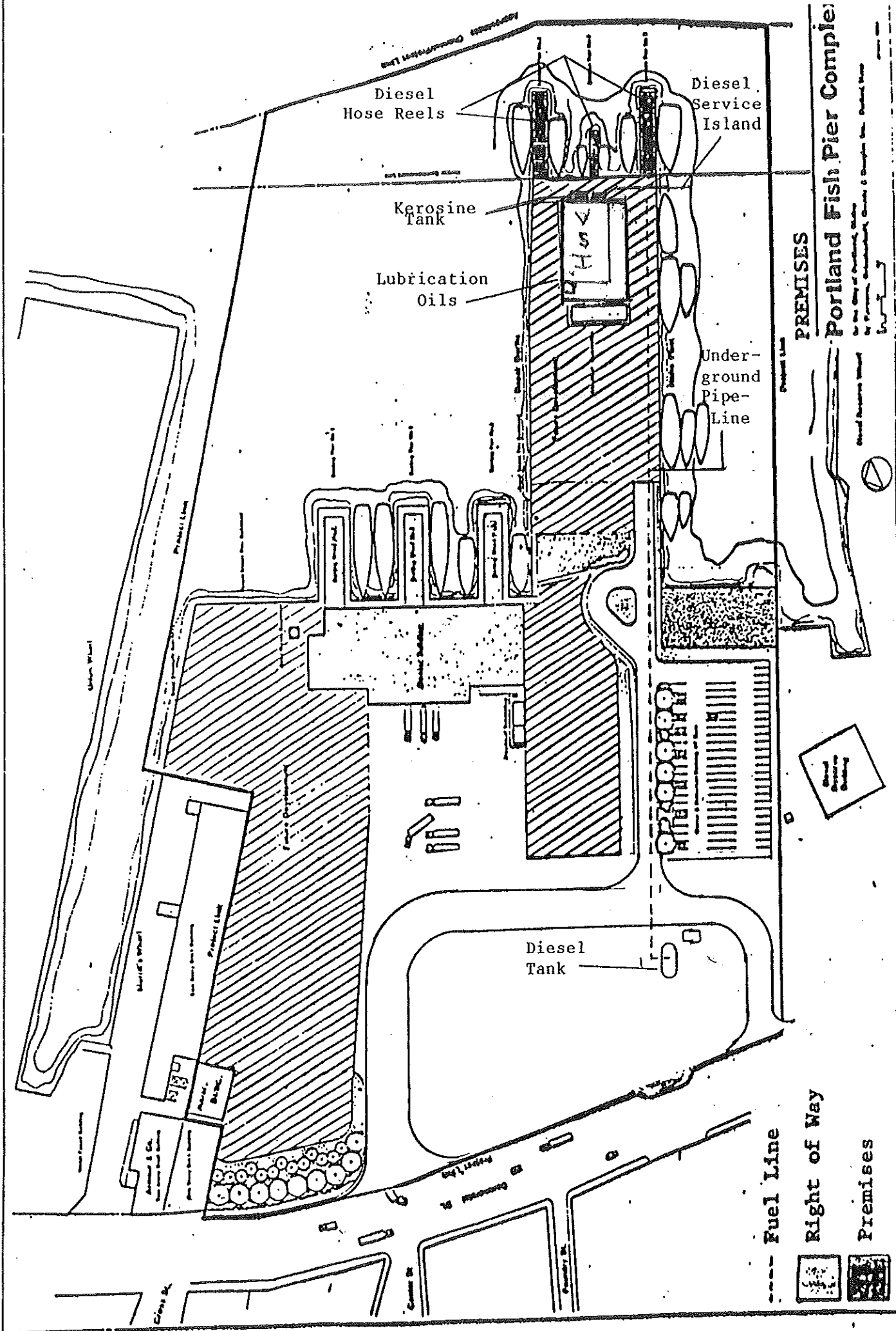
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <u>David E Leeman</u>	Date: <u>09-18-03</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall**

LEASE TO VESSEL SERVICES, INC.

EXHIBIT B



--- Fuel Line
 - - - Right of Way
 [Hatched Box] Premises

[Hatched Box] PREMISES
 [Hatched Box] Portland Fish Pier Complex

[Hatched Box] Diesel Hose Reels
 [Hatched Box] Diesel Service Island
 [Hatched Box] Kerosine Tank
 [Hatched Box] Lubrication Oils
 [Hatched Box] Diesel Tank
 [Hatched Box] Underground Pipe-Line
 [Hatched Box] Fuel Line
 [Hatched Box] Right of Way
 [Hatched Box] Premises



Sheridan

The Sheridan Corporation
739 Warren Ave. Portland, ME 04103
Phone (207)774-6138
Fax (207)774-2885
www.sheridancorp.com

September 17, 2003

Mr. David Leeman
Vessel Services
1 Portland Fish Pier
Portland, ME 04101

RE: Roof Opening Proposal - REVISED

Dear David,

The Sheridan Corporation is pleased to submit this proposal/contract for the roof opening work as outlined below. After careful consideration and investigation by our engineering and construction group, we have come up with a solution that will yield a watertight roof envelope in the areas affected.

Scope of work:

- Engineering and design
- Modification of existing bar joists
- Installation of stub columns and structural beams above existing roof. The columns will be flashed to the existing roof
- Removal of approximately 12" of existing roof around perimeter of existing ducts to allow for new roof beams and the modified joists to be connected
- Cut existing bar joists to allow for removal of existing ducts
- Installation of framing and flashing to provide weather-tight roof-to-duct transition. The framing and flashing will take place after your work is complete
- Cleanup and demobilization
- Crane/lifting equipment is included for our portion of the work
- OSHA approved fall protection

Excluded from our scope of work:

- Removal of electrical and mechanical items attached to frames or bar-joists
- Any sheet metal work on existing ducts
- Any work on owner's equipment
- Permits
- Insurances over our standard liability and worker's compensation policies
- Any other work not listed in Scope of Work above



Our design minimizes exposure to the elements, but we exclude any liability for damage that may be caused by the weather that may get into the building after the roof is opened and prior to finish flashing being installed.

We can start the joist modification on Monday September 29, 2003 and install the beams the week of October 6. The final flashing will be coordinated with you and your ice machine supplier.

The price for the above listed Scope of Work is Twenty Seven Thousand, Seven Hundred Thirty Five Dollars. (\$27,735).

Questions may be directed to Sterling Hoak in our Fairfield office at 207-453-9311.

Payment shall be due within 15 days of completion of project. No retainage shall be held from invoice.

Please sign and return the approval section below to allow us to make arrangements for materials and the engineering process.

Very Truly Yours,

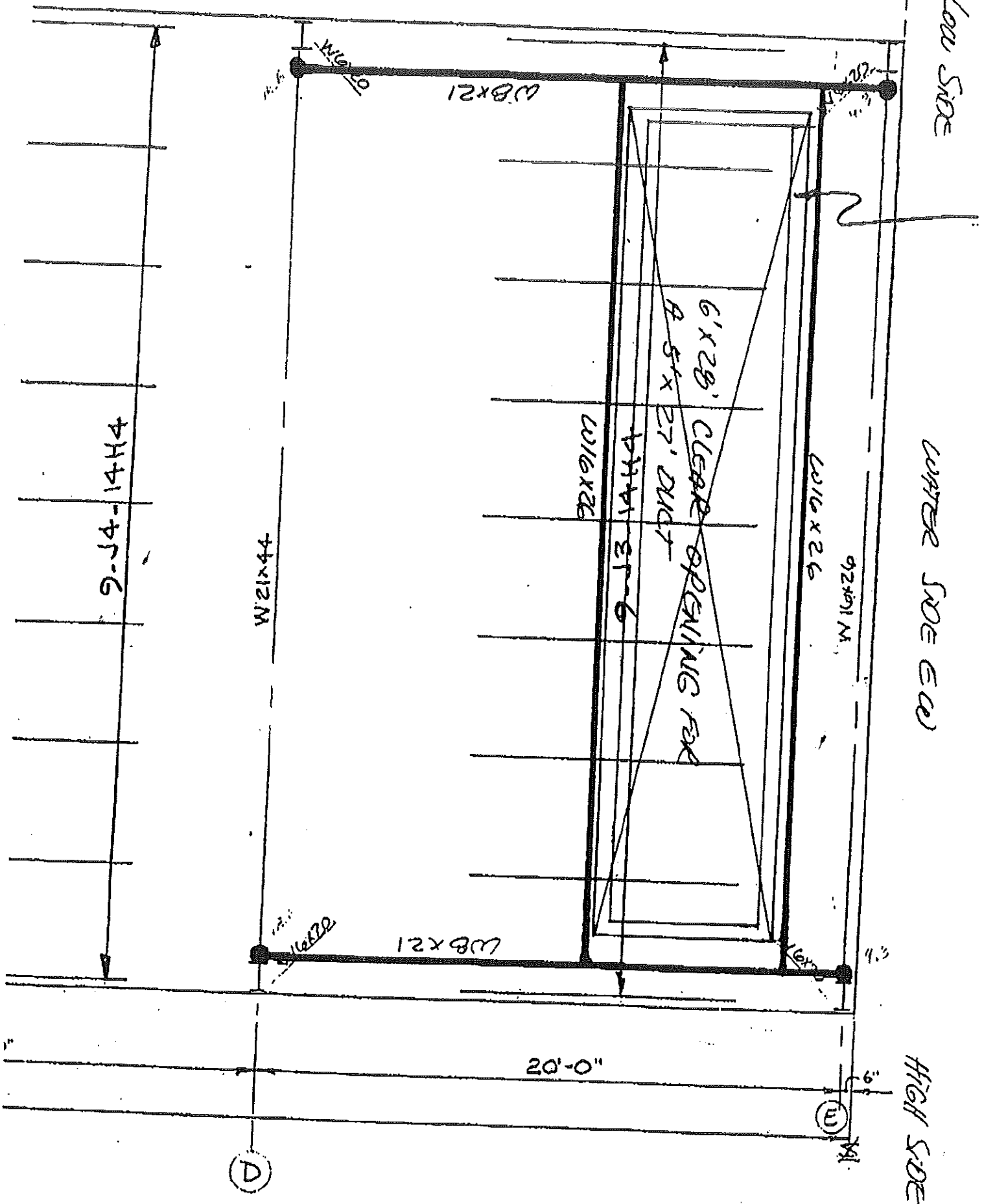
David H. Whitney
General Manager

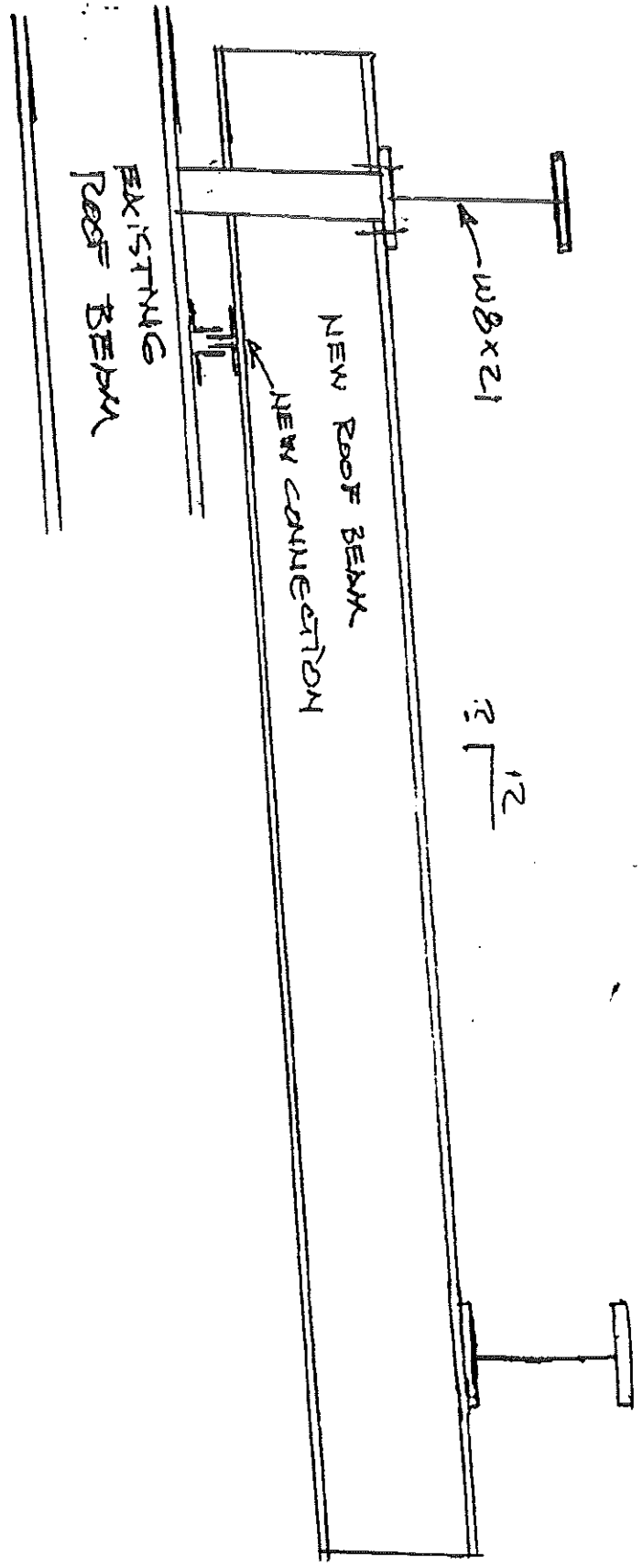
-----Approval-----

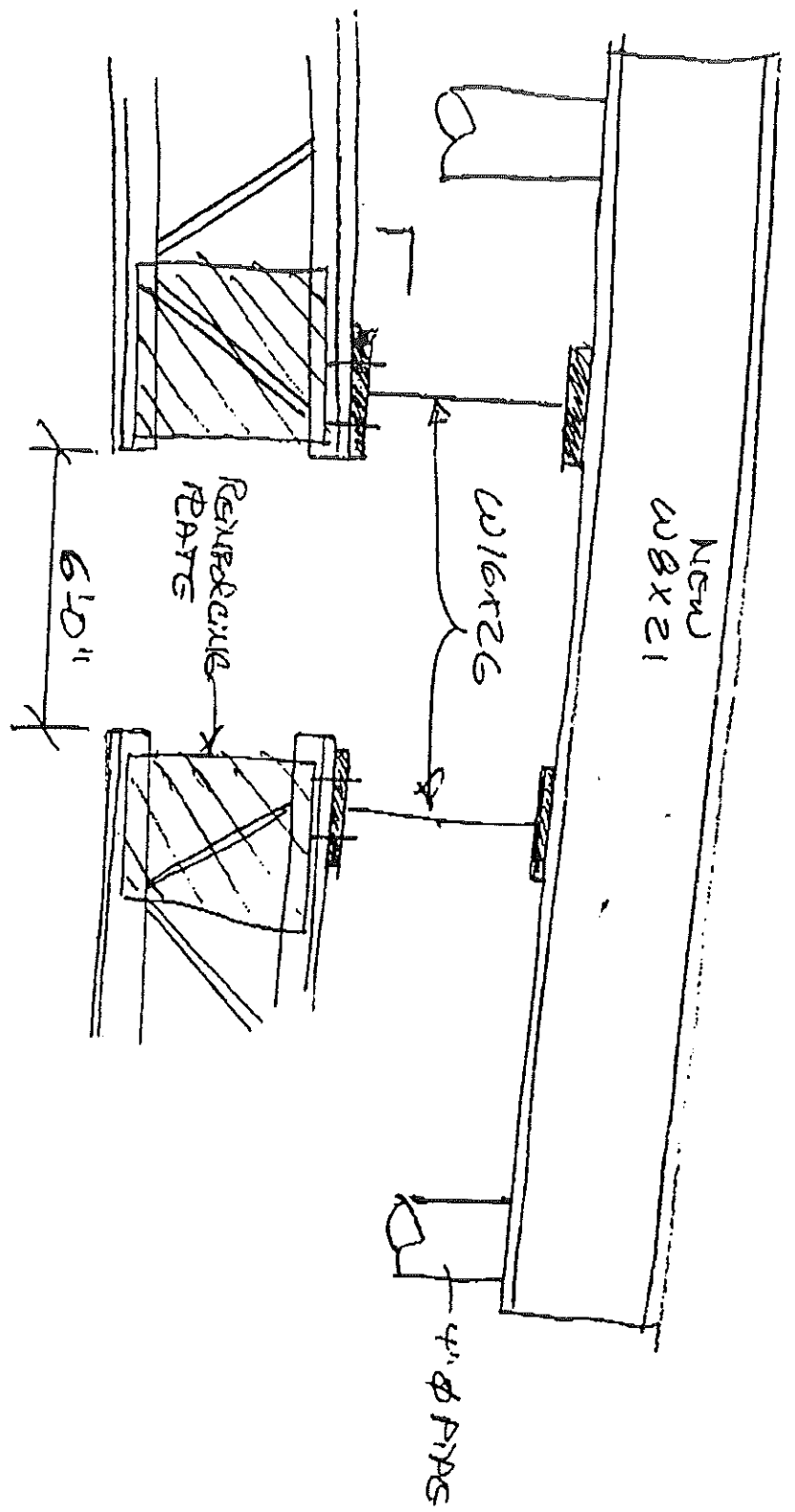
David J. Seeman
Vessel Services

09-18-03
Date









041-A-001

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.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

Footings/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.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of applicant/designee: [Signature] Date: 8/13/03

Signature of Inspections Official: [Signature] Date: 8/13/03

Building Permit #: 030883 CBL: 041A001

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Adam Sherman
Signature of applicant/designee

10-09-03
Date

[Signature]
Signature of Inspections Official

10/09/03
Date

CBL: 041A001 Building Permit #: 031153

DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM
(For use with DEP Regulation, Chapter 305)

41 A 1
RECEIVED DEP-SMPC

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant: (owner)		Board of Harbor Commissioners			Applicant Mailing Address:		2 Portland Fish Pier Suite 102			
Town/City:		Portland			State:		Maine			
Zip Code:	04101	Daytime Telephone No: (include area code)	772-8121		Project Location:	Portland				
County:	Cumberland	Map #:	041	Lot #:	A001001	Name of Wetland or Waterbody:	Fore River/Portland Harbor			
Name of Agent:					Agents Telephone No: (include area code)					
Detailed Directions to Site:										
From I-295 in Portland, take exit 7 (Route 1-A Franklin St.) and proceed straight ahead 3/4 mile to Maine State Pier on Commercial St. turn left on Commercial St. for 1/2 mile turn left on to Portland Fish Pier.										
Description of Project:					UTM Northing: (if known)			UTM Easting: (if known)		
Installing 3 piles to support Existing Float system and gangway used for seasonal operation by the Harbor Master Patrol Boat & MDOT Bridge Maintenance Boat.										
Part of a larger project?								Yes	<input checked="" type="checkbox"/>	No

(CHECK ONE) This project: does does not involve work below mean low water.

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. The work described above qualifies under the PBR Sections checked below. I and my agents, if any, have read and will comply with all of the standards in the Sections checked below.

- | | | |
|---|---|---|
| <input type="checkbox"/> Sec. (2) Act. Adjacent to Protected Natural Res. | <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input checked="" type="checkbox"/> Sec. (14) Piers, Wharves & Pillings |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (9) Utility Crossing | <input type="checkbox"/> Sec. (15) Public Boat Ramps |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (11) State Transportation Facilities | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | |

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.

I have attached the following required submittals. NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- Attach a check for \$55 (non-refundable) made payable to: "Treasurer, State of Maine".
- Attach a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach all specific requirements outlined in the PBR Sections checked above.
- Attach 1 copy of this Notification Form (form only) to the original.

Signature of Applicant:	<i>Eric S. Rowe</i>	Date:	Sept. 21 2004
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Keep a copy as a record of permit. Send the form with attachments via certified mail to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

AUGUSTA DEP
STATE HOUSE STATION 17
AUGUSTA, ME 04333-0017
(207)287-2111

PORTLAND DEP
312 CANCO ROAD
PORTLAND, ME 04103
(207)822-6300

BANGOR DEP
106 HOGAN ROAD
BANGOR, ME 04401
(207)941-4570

PRESQUE ISLE DEP
1235 CENTRAL DRIVE
PRESQUE ISLE, ME 04769
(207)764-0477

OFFICE USE ONLY	Ck.#	6189	Staff	<i>[Signature]</i>	Staff					
PBR #	36242	FP	55.00	Date	09/22/04	Acc. Date	9/27/04	Def. Date		After Photos