

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

Location of Construction: 6 Portland Fish Pier		Owner: City of Portland		Phone:		Permit No: 980621			
Owner Address:		Lessee/Buyer's Name: Portland Fish Exchange c/o Larry Smith		Phone:		Business Name: Portland Fish Pier			
Contractor Name: Labrecque Construction		Address: 55 Brook Rd W. Falmouth, ME		Phone: 04101 773-0017 797-6305		Permit Issued: JUN 16 1998			
Past Use: Fish Processing		Proposed Use:		COST OF WORK: \$ 20,000.00		PERMIT FEE: \$ 120.00			
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:			
				Signature: <i>[Signature]</i>		Signature:			
Proposed Project Description: Building a house new refrigeration equipment (15 x 20) "To apply for site plan review"				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				Zone: CBL: 041-A-006	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>				Zoning Approval: <i>[Signature]</i>	
				Signature: _____ Date: _____				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"/>	
Permit Taken By: Mary Greshk		Date Applied For: 27 May 1998						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	

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..

**PERMIT ISSUED WITH REQUIREMENTS**

**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

08 June 1998

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT



**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.

**NOTE\*\*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 (include Portion of Building): 6 Portland Fish Pier, Rightside parking lot			
Total Square Footage of Proposed Structure 300 square feet		Square Footage of Lot 35359	
Tax Assessor's Chart, Block & Lot Number Chart# 041 Block# A Lot# 006		Owner: City of Portland	Telephone#:
Owner's Address: * 6 Portland Fish Pier 04101	Lessee/Buyer's Name (If Applicable) 773-0017 Portland Fish Exchange c/o Larry Smith	Cost Of Work: \$ 20,000	Fee \$ 12000
Proposed Project Description:(Please be as specific as possible) Building to house new refrigeration equipment (15 X 20) "To apply for site plan exemption"			
Contractor's Name, Address & Telephone Labrecque Construction, 55 Brook Rd W. Falmouth, ME. Tel. # 797-6305 Scott Labrecque			Rec'd By: <i>ML</i>
Current Use: Fish unloading (Processing)		Proposed Use: Same	

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**

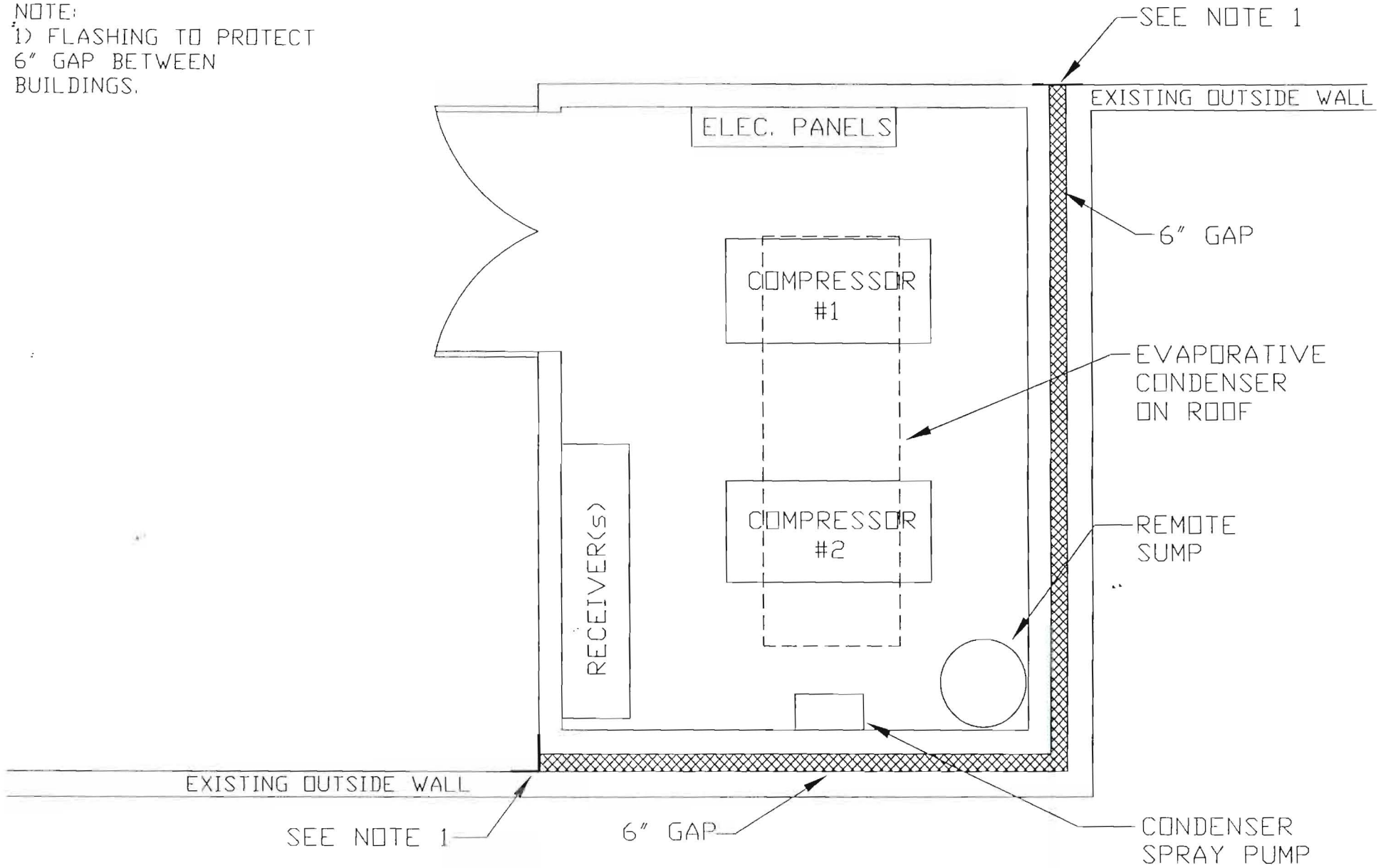
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <i>Walter L. White</i>	Date: <i>May 22, 1998</i>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum



NOTE:  
 1) FLASHING TO PROTECT  
 6" GAP BETWEEN  
 BUILDINGS.



02 Drawing No.	DRAWING TITLE: <b>EQUIPMENT ROOM</b>	JOB NAME: <b>PORTLAND FISH EXCHANGE</b>	<b>THAYER CORPORATION</b> <small>29 HAMPSHIRE STREET          P.O. BOX 737 AUBURN, MAINE 04210          Tel. (207)782-4197          Fax (207)782-1064</small>			
	ENG:	DRN BY: <b>AMB</b>	SCALE: <b>1/4"=1'</b>	<b>4/30/98</b>		
				2 1 REV	ADD EQUIPMENT SEAL 6" AIR GAP REVISION	5/5/98 5/1/98 DATE

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Portland Fish Exchange

MAY 19 1998

Applicant  
6 Portland Fish Pier

Application Date  
Refrigeration Building

Applicant's Mailing Address  
LARRY SMITH / MAINT BLDG / 7730017

Project Name/Description  
6 Portland Fish Pier

Consultant/Agent/Phone Number

Address of Proposed Site

Description of Proposed Development:  
Building For Refrigeration Project. Compressors and evaporator to be stored here

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/ Comply with ADA
- e) No Additional Parking / No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
<u>yes</u>	<u>ok</u>
<u>yes</u>	<u>ok</u>
<u>yes</u>	<u>ok</u>
<u>yes</u>	<u>ok</u>
<u>yes</u>	<u>ok</u>
<u>yes</u>	<u>ok</u>
<u>yes</u>	<u>ok</u>
<u>yes</u>	<u>ok</u>

Planning Office Use Only:

Exemption Granted  Partial Exemption  Exemption Denied

Planner's Signature Kandice Helbert

Date 6/8/98

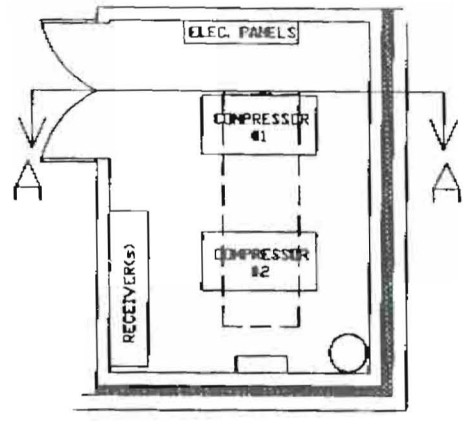
NO.	DESCRIPTION	DATE	CHKD

**THAYER CORPORATION**  
 25 MARKET STREET, PORTLAND, MAINE 04101  
 TEL: 603/873-1111 FAX: 603/873-1104

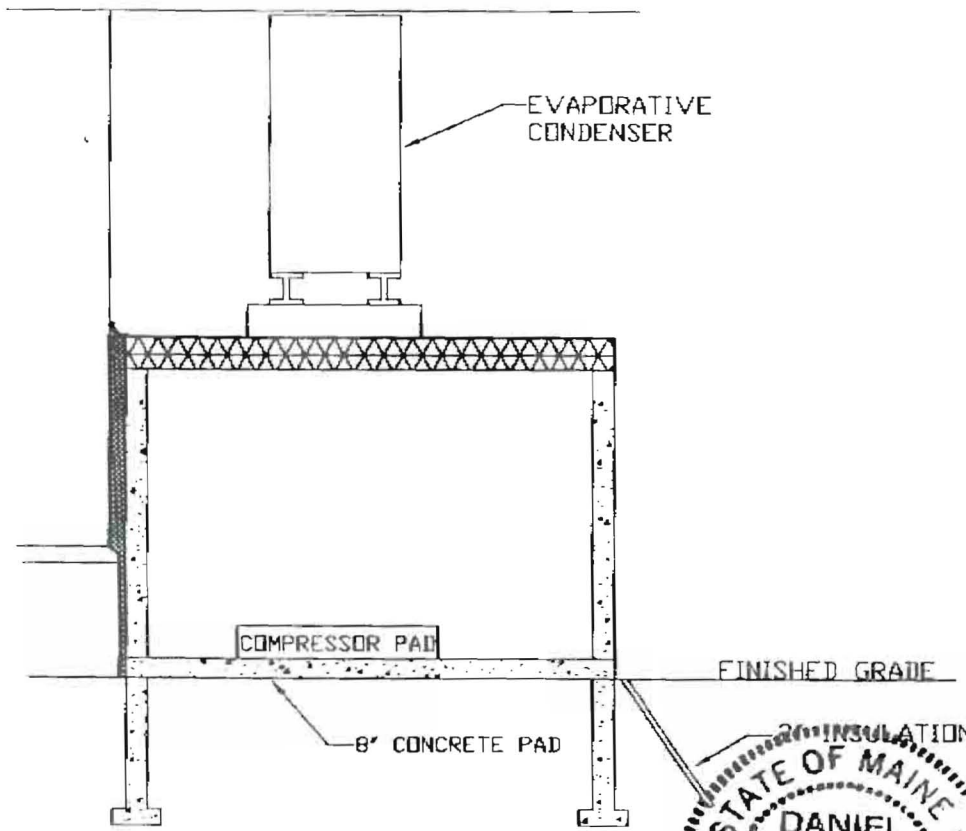
**PORTLAND FISH EXCHANGE**  
 JOB NUMBER: \_\_\_\_\_ DATE: 5/21/98  
 SCALE: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

SECTION A-A  
 DRAWN BY: \_\_\_\_\_

03



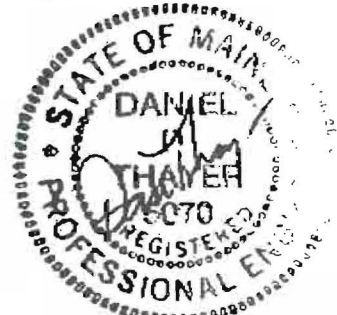
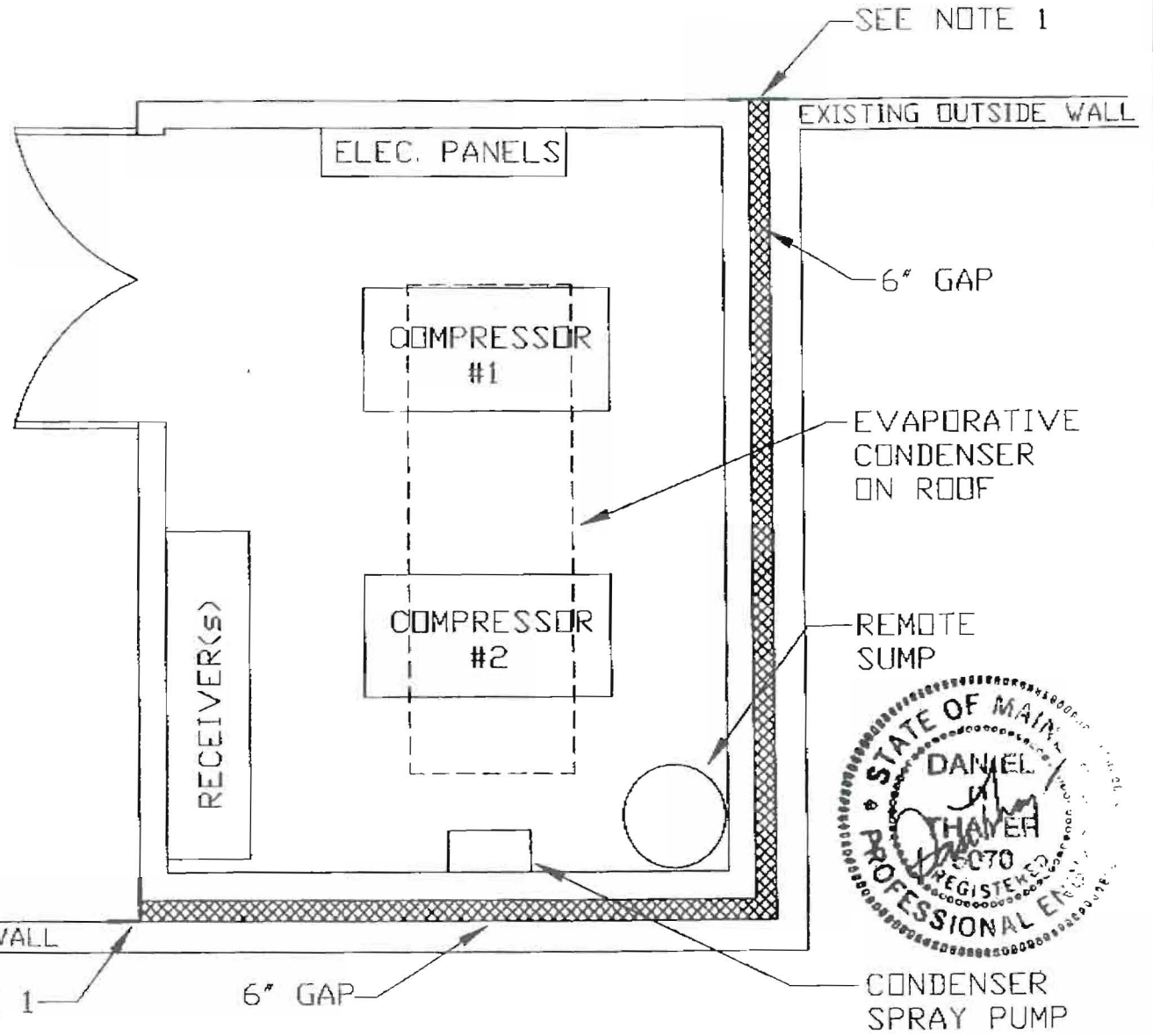
EQUIPMENT ROOM  
 NOT TO SCALE



SECTION A-A

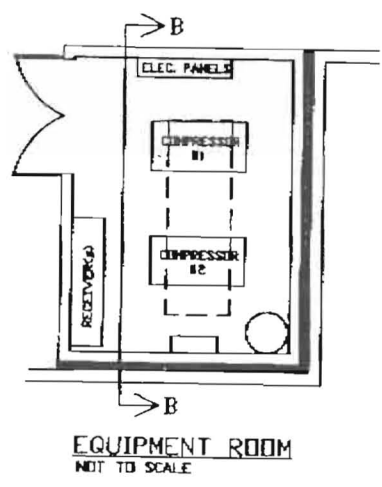


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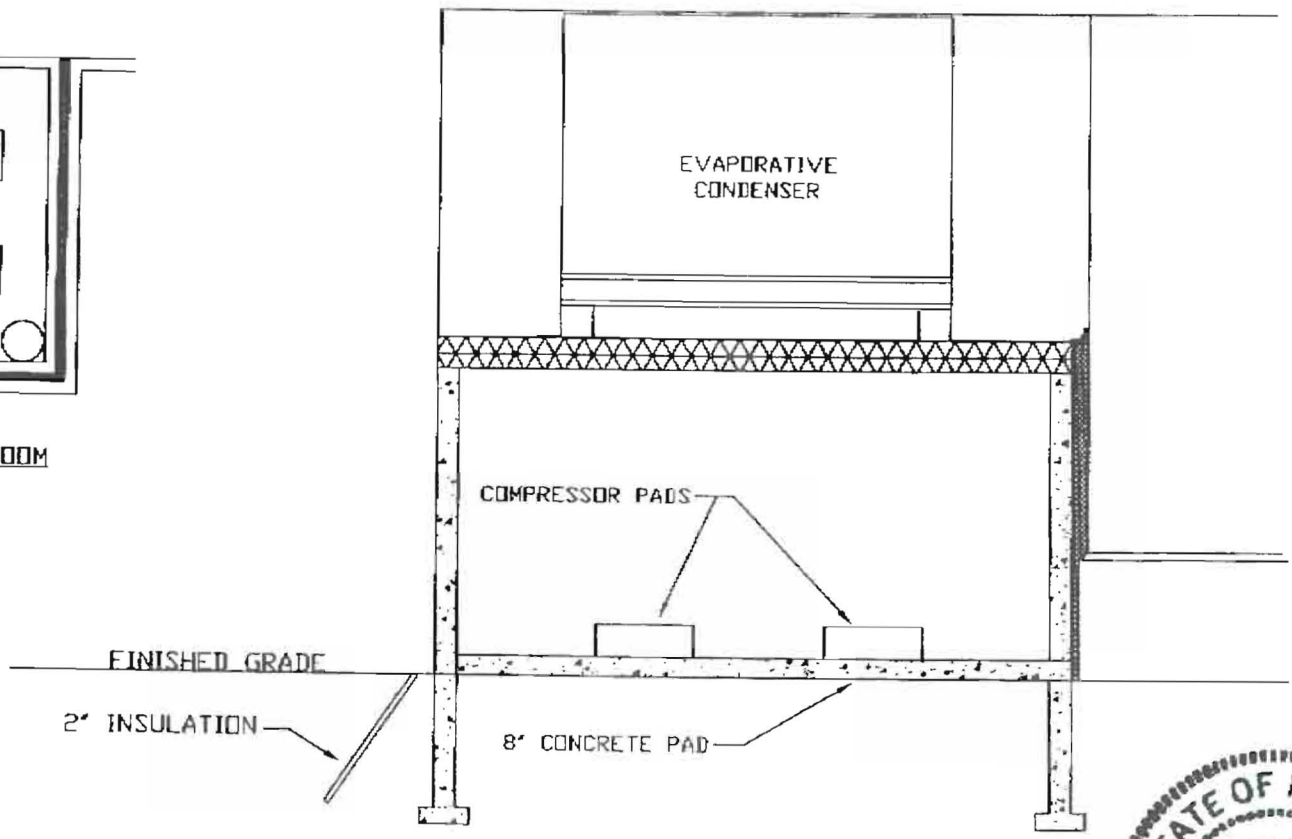


MAY-22-1998 07:29 THAYER CORP 2077821064 P. 03/04

<p style="font-size: 2em; margin: 0;">02</p> <p style="font-size: 0.8em; margin: 0;">Drawing No.</p>	DRAWING TITLE:	JOB NAME:	<p style="font-size: 1.2em; margin: 0;"><b>THAYER</b></p> <p style="font-size: 0.8em; margin: 0;">CORPORATION</p> <p style="font-size: 0.7em; margin: 0;">26 HAMPSHIRE STREET          P.O. BOX 737 AUBURN, MAINE 04210          Tel. (207)782-4187          Fax (207)782-1084</p>				
	EQUIPMENT ROOM	PORTLAND FISH EXCHANGE		ENG.   DRN. BY: AMB   SCALE: 1/4"=1'   4/30/98	2	ADD EQUIPMENT	5/5/98
					1	SEAL 6" AIR GAP	5/1/98
			REV	REVISION	DATE		



EQUIPMENT ROOM  
NOT TO SCALE



SECTION B-B

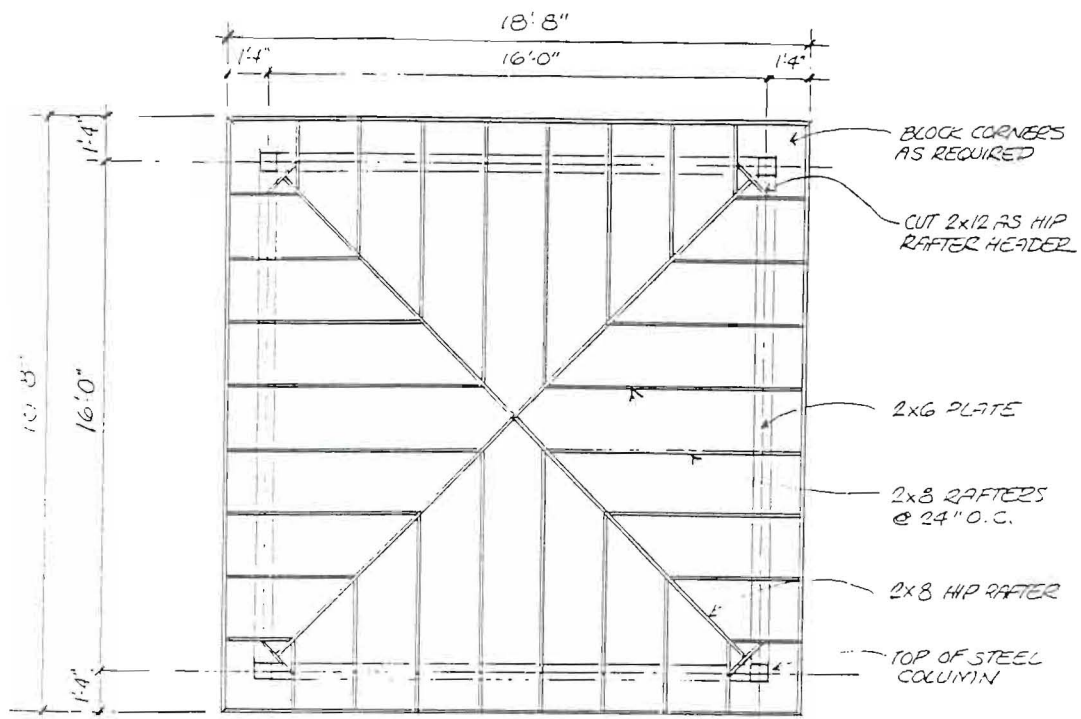


NO.	REVISION	DATE

**THAYER CORPORATION**  
 25 HUNTERS STREET  
 PORTLAND, MAINE 04106  
 TEL: (207) 782-1064

PORTLAND FISH EXCHANGE  
 1-1/2" X 1/2" SCALE  
 DATE: 5/22/98  
 DRN: DR. A.M.A.  
 CHK: DR. A.M.A.  
 CR. NO.:

SECTION B-B  
 04



ROOF FRAMING PLAN

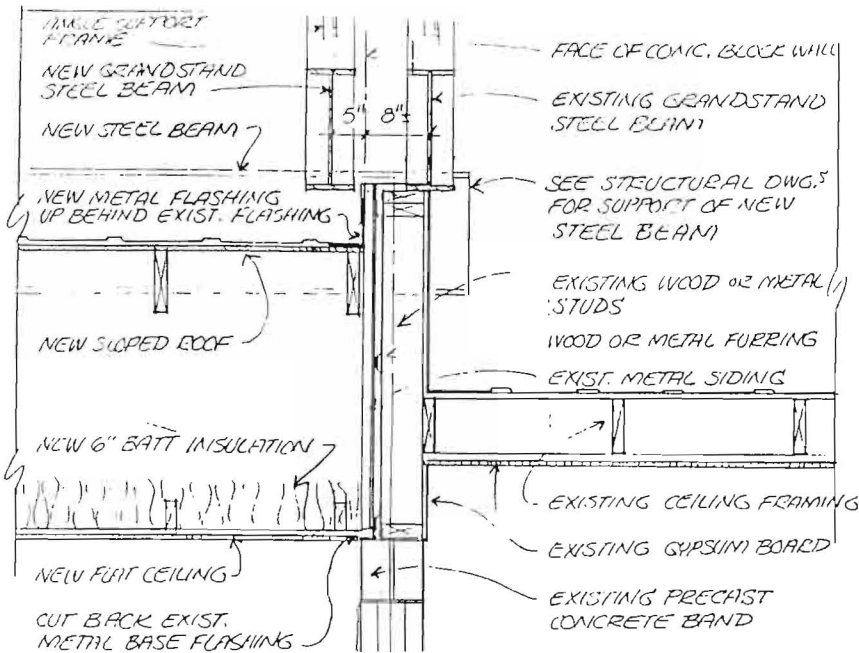


Figure 3. Typical Framing and Cross Section

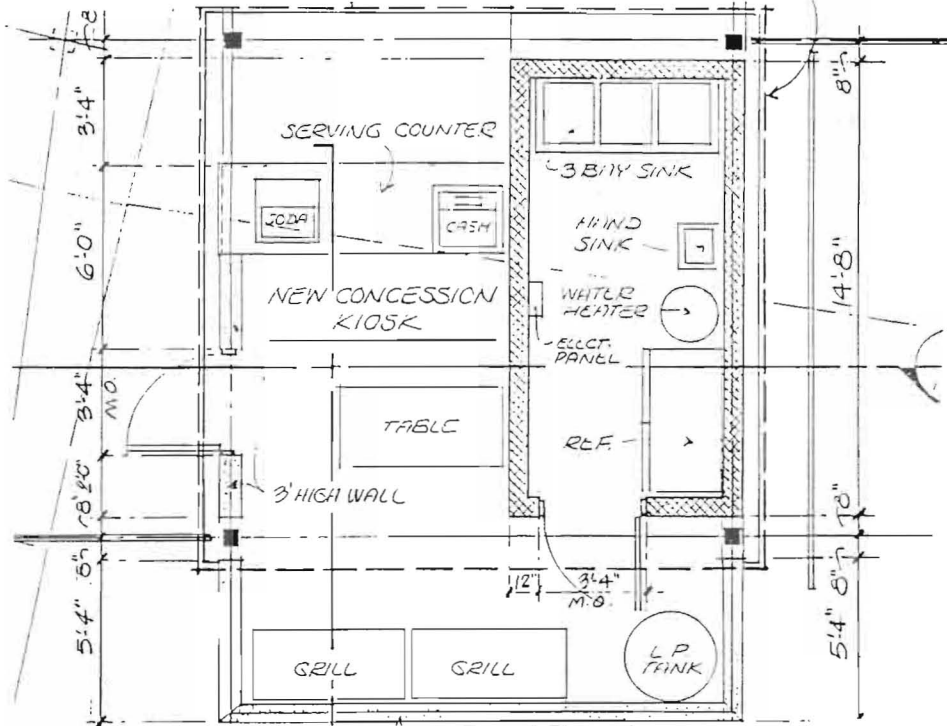
These plans are all done by professionals, If your project is listed in the attached exemptions, you can prepare your own plans. For all other projects except those exempted, a Design Professional must prepare any construction documents. When proposing an addition, similar plans are required, the same goes for a detached garage or an attached deck.



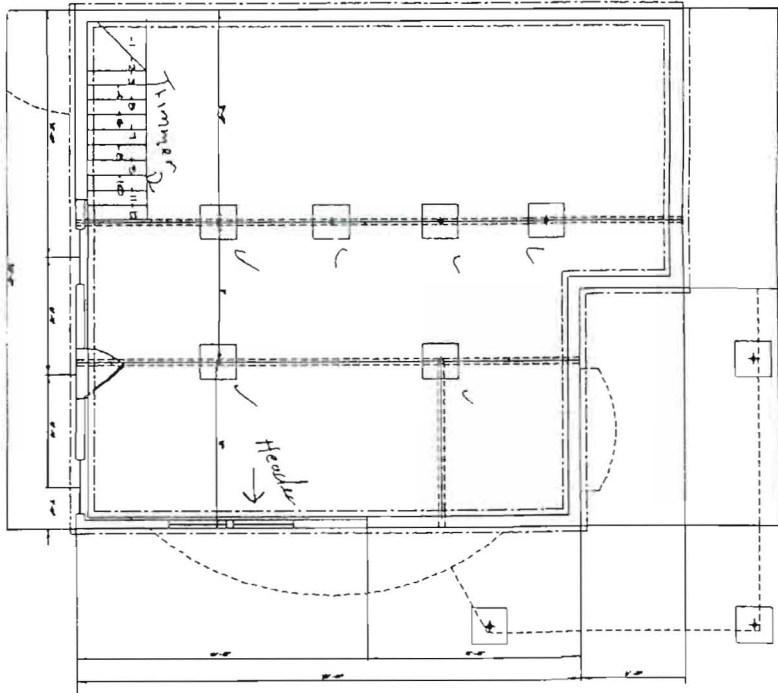
## Submission Requirements Multi-Family, Duplex and Commercial Construction

When a property owner is proposing either a new structure or an addition, this office requires:

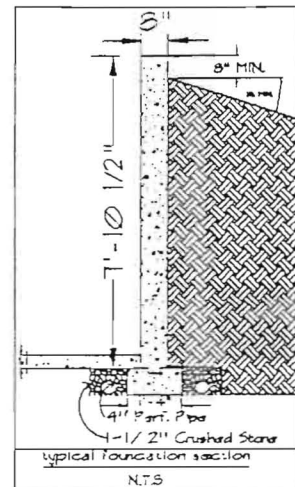
- For new construction, structural alterations, or additions, plans showing structural details must be provided. Minimally they should include foundation plans, including drainage and support column spacing framing details, floor plans and a cross section. (See Figures 1, 2 & 3)



**Figure 1. Typical Floor Plan**



**Figure 2. Typical Foundation Plan**



**The following State law governs technical submission requirements for building plans as well as site development. The law explains the *exemptions*, please read it CAREFULLY and our staff will answer any question that you may have.**

2. Technical submissions; construction or development. Nothing in this chapter may be construed to prevent any person from preparing technical submissions for, or administering construction contracts in, the erection, construction or development of:

- A. Detached single or 2-family dwellings, including those to be utilized for home occupations, as defined by local ordinances, and sheds, storage buildings and garages incidental to the dwellings; [1991, c. 874, §3 (amd).]
- B. Farm buildings, including barns, silos, sheds or housing for farm equipment and machinery, livestock, poultry or storage, if the structures are designed to be occupied by no more than 10 persons; [1991, c. 874, §3 (amd).]
- C. Alterations, renovations or remodeling of a building when the cost of the work contemplated by the design does not exceed 15% of the assessed value of the building or \$50,000, whichever is the lesser, or does not require the issuance of a permit under applicable building codes or when the work involves those structures as provided in paragraphs A, B, F, G and H or when the work involves interior design services performed by a certified interior designer; [1993, c. 680, Pt. A, §28 (rpr).]
- D. [1991, c. 396, §21 (rp).]
- E. [1991, c. 396, §21 (rp).]
- F. Buildings that do not have as their principal purpose human occupancy or habitation; [1991, c. 874, §4 (new).]
- G. Single-story, above-grade buildings of less than 1,000 square feet that are designed to be occupied by no more than 10 persons; and [1991, c. 874, §4 (new).]
- H. Preengineered manufactured buildings. For the purposes of this section, "preengineered manufactured building" means a structural unit, other than a dwelling, that is designed by a person licensed as an engineer in the State and is constructed in a manufacturing facility. [1991, c. 874, §4 (new).]  
[1993, c. 680, Pt. A, §28 (amd).]

Section History:

1977, c. 463, § 3 (NEW). 1991, c. 396, § 21 (RPR). 1991, c. 874, § 2-4 (AMD). 1993, c. 349, § 65 (AMD). 1993, c. 389, § 16-18 (AMD). 1993, c. 680, § A28 (AMD).

32 § 227. Enforcement

It shall be the duty of all duly constituted law enforcement officers of the State and all political subdivisions thereof to enforce this chapter and to prosecute any persons violating this chapter. [1977, c. 463, § 3 (new).]

Section History:

1977, c. 463, § 3 (NEW).

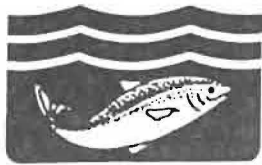
32 § 228. Penalties

Violation of any provision of this chapter shall be a Class E crime punishable by a fine of not less than \$100 nor more than \$500, or by imprisonment for not more than 3 months, or by both. [1977, c. 463, § 3 (new).]

The State may bring an action in Superior Court to enjoin any person from violating this chapter, regardless of whether proceedings have been or may be instituted in the Administrative Court or whether criminal proceedings have been or may be instituted. [1983, c. 413, § 12 (new).]

Section History:

1977, c. 463, § 3 (NEW). 1983, c. 413, § 12 (AMD).



PORTLAND  
FISH EXCHANGE, INC.

*All-display fresh fish auction.*

May 7, 1998

Mary Gresik  
City of Portland  
City Hall  
389 Congress St.  
Portland, ME. 04101

Dear Mary Gresik,

The Portland Fish Exchange is replacing the refrigeration system for our building.

This building will house the compressors for this project.

Sincerely,

A handwritten signature in cursive script that reads "Larry Smith".

Larry Smith  
Maintenance Manager  
PORTLAND FISH EXCHANGE

CITY OF PORTLAND, MAINE

MEMORANDUM

TO: To Whom It May Concern  
Building and Inspection Services

FROM: William D. Giroux, Acting Director Waterfront Division

SUBJECT: Fish Exchange Refrigeration Building

DATE: 05/22/98

The Portland Fish Exchange is preparing to build a small refrigeration Building on the Fish Pier and their plans have been reviewed and authorized by the Waterfront Division of the City of Portland.

WDG/bjk

# BUILDING PERMIT REPORT

DATE: 6/15/78 ADDRESS: Co Portland Fish Pier (041-A-006)  
REASON FOR PERMIT: New construction addition  
BUILDING OWNER: City of Portland  
CONTRACTOR: L. H. Brown Construction  
PERMIT APPLICANT: \_\_\_\_\_  
USE GROUP U BOCA 1996 CONSTRUCTION TYPE 3B

## CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1 \*2 \*17 \*18 \*19 \*20

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. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. 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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. 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. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. 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. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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 19, 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

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

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.

The Fire Alarm System shall be maintained to NFPA #72 Standard.

The Sprinkler System shall maintained to NFPA #13 Standard.

All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)

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".

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 to the Division of Inspection Services.

Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.

All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

All requirements must be met before a final Certificate of Occupancy is issued.

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).

Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

Please read and implement the attached Land Use-Zoning report requirements.

21. \_\_\_\_\_

22. \_\_\_\_\_

23. \_\_\_\_\_

24. \_\_\_\_\_

25. \_\_\_\_\_

26. \_\_\_\_\_

27. \_\_\_\_\_

28. \_\_\_\_\_

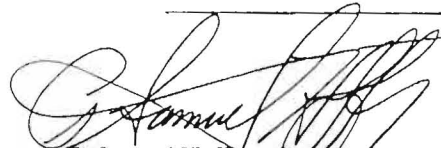
29. \_\_\_\_\_

30. \_\_\_\_\_

31. \_\_\_\_\_

32. \_\_\_\_\_

File (17)  
 Depn (18)  
 (19)  
 (20)

  
 P. Samuel Hoffses, Code Enforcement  
 cc: Lt. McDougall, PFD  
 Marge Schmuckal

03

DRAWING NUMBER

SECTION A-A

DRAWING TITLE:

JOB NAME:

PORTLAND FISH EXCHANGE

ENGR. BY: A.M.B.

SCALE: 1/4"=1'

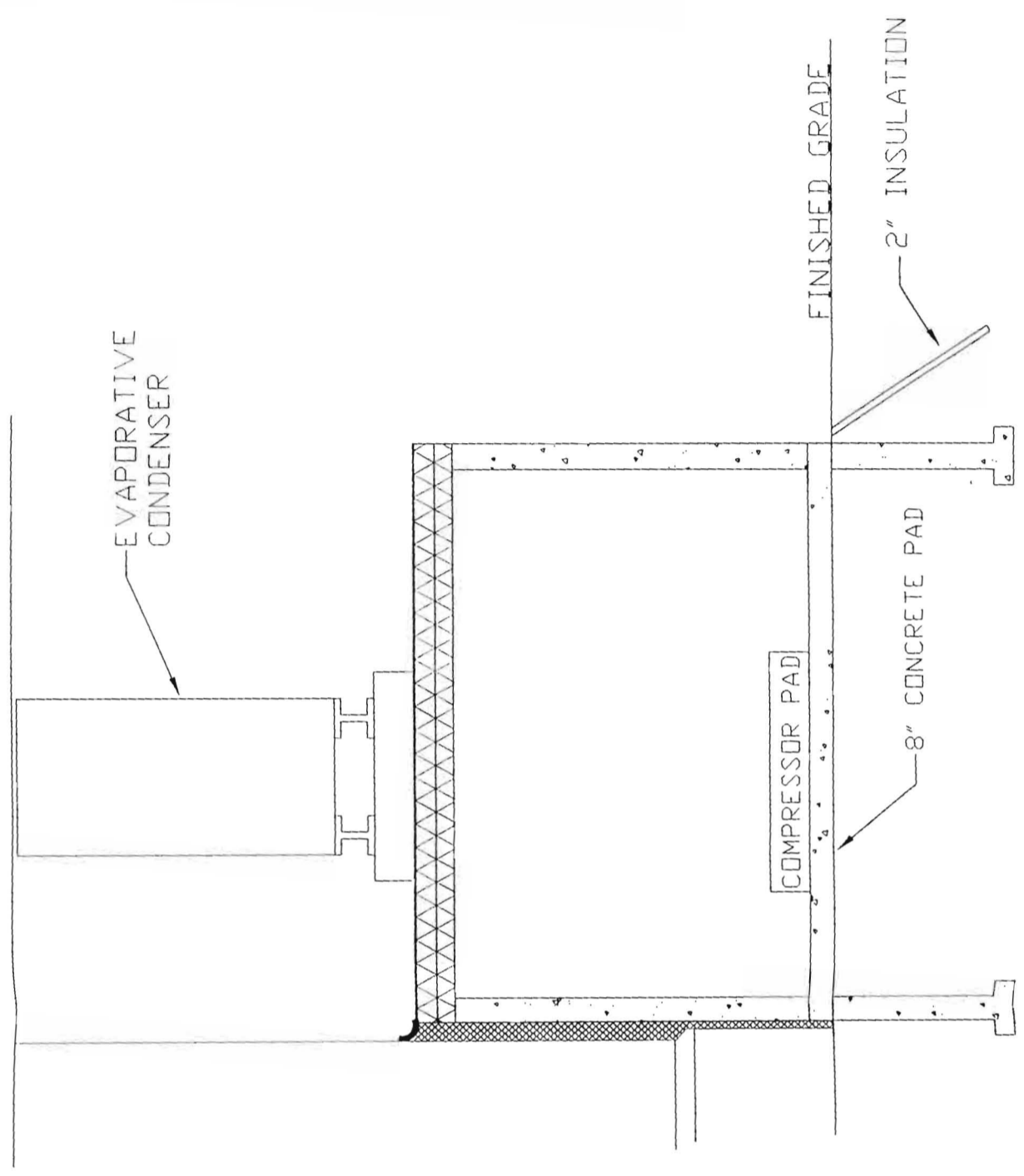
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THAYER CORPORATION

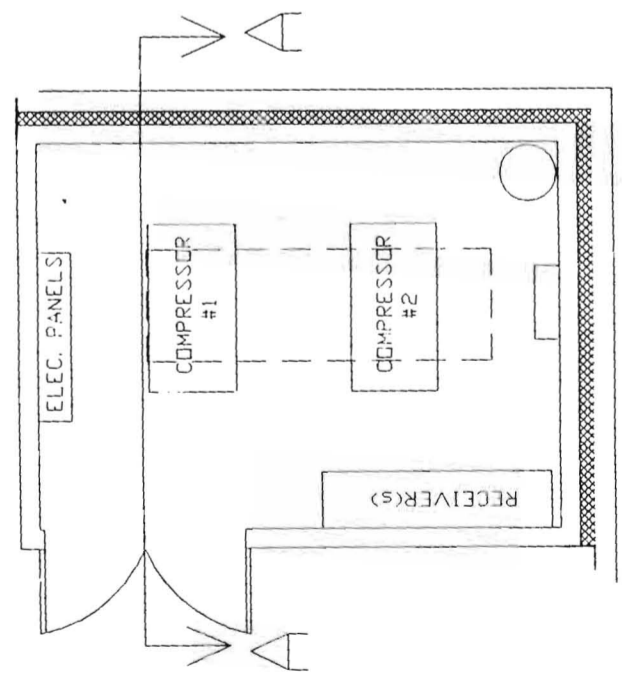


29 HAMPSHIRE STREET  
P.O. BOX 737 AUBURN MAINE 04210  
TEL (207)782-4197 FAX (207)782-1064

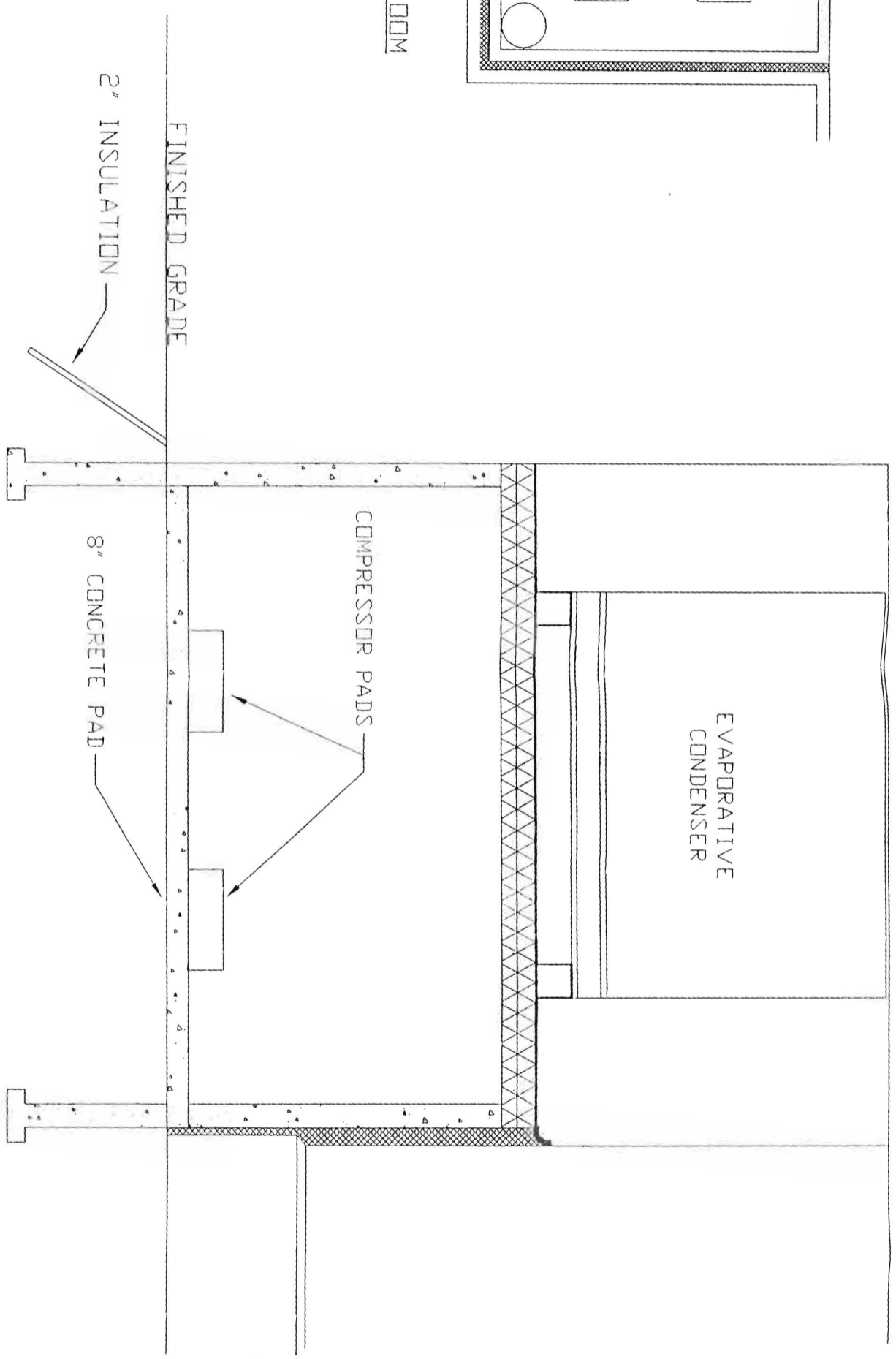
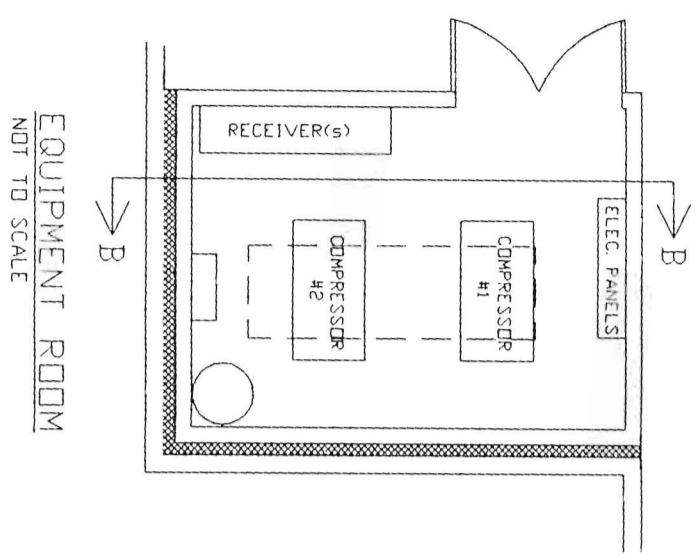
NO.	REVISIONS	DATE	CHKD.



SECTION A-A



EQUIPMENT ROOM  
NOT TO SCALE



SECTION B-B

04  
DRAWING NUMBER

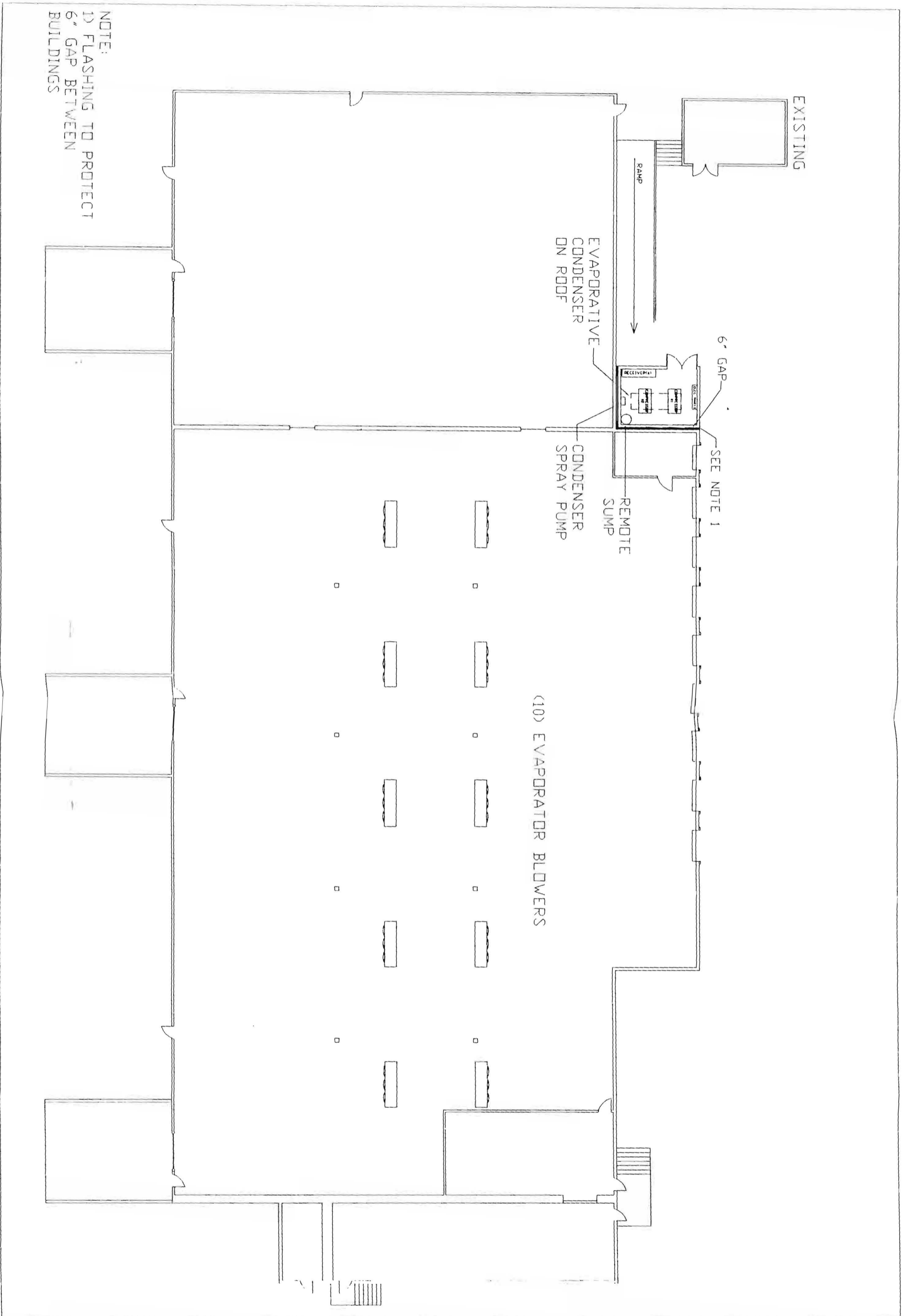
DRAWING TITLE:  
SECTION B-B

JOB NAME:  
PORTLAND FISH EXCHANGE  
ENG. DRN. BY: A.M.B. SCALE: 1/4"=1' DATE: 5/4/98

**THAYER CORPORATION**  
29 HAMPSHIRE STREET  
P.O. BOX 737 AUBURN, MAINE 04210  
Tel. (207)782-4197 Fax (207)782-1064

NO.	REVISIONS	DATE	C





NOTE:  
 1) FLASHING TO PROTECT  
 6" GAP BETWEEN  
 BUILDINGS

(10) EVAPORATOR BLOWERS

01 <small>DRAWING          NUMBER</small>	<small>DRAWING TITLE:</small> EQUIPMENT LAYOUT		<small>JOB NAME:</small> PORTLAND FISH EXCHANGE				<b>THAYER CORPORATION</b> <small>29 HAMPSHIRE STREET          P.O. BOX 737 ASHBURH, MAINE 04210          Tel. (207)782-4197 Fax (207)782-1064</small>					
	<small>ENG:</small>	<small>DRN. BY:</small> A.M.B.	<small>SCALE:</small> NTS	<small>DATE:</small> 5/4/98					<small>NO.</small>	<small>REVISIONS</small>	<small>DATE</small>	<small>CH'D</small>

2001.1