

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

Location of Construction: <i>75 State Street</i>		Owner: <i>75 State Street, Portland</i>		Phone: <i>773-3625</i>		Permit No: 000741
Owner Address: <i>75 State Street</i>		Lessee/Buyer's Name:		Business Name:		
Contractor Name: <i>Wright Ryan Construction</i>		Address: <i>10 Danforth Street</i>		Phone: <i>888-8 Peter 333-3625</i>		Permit Issued: JUL 14 2000
Past Use: <i>Multi Family</i>		Proposed Use: <i>Zone</i>		COST OF WORK: \$ <i>150,000</i> FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		
Proposed Project Description: <i>Kitchen improvements and equipment renovations</i>				PERMIT FEE: \$ <i>104 1104.00</i> INSPECTION: Use Group <i>R-2</i> Type <i>23</i> <i>BOCA99</i> Signature: <i>[Signature]</i>		Zone: CBL: <i>044-G-005</i> Zoning Approval: 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: <i>[Signature]</i>		Date Applied For: <i>June 28 2000 K</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

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..

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

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

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: *June 28 2000* PHONE: _____

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

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS
 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.

NOTEIf 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): 75 STATE ST. KITCHEN			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number	Owner:	Telephone#:	
Chart# 044 Block# G Lot# 005	75 STATE ST. PORTLAND	772-2675	
Owner's Address:	Lessee/Buyer's Name (If Applicable)	Cost Of Work:	Fee
75 STATE ST. PORTLAND		\$180,000.	\$1104.00
Proposed Project Description: (Please be as specific as possible) KITCHEN IMPROVEMENTS, NEW KITCHEN EQUIPMENT, NEW EXHAUST HOOD, Flooring			
Contractor's Name, Address & Telephone		Rec'd By	
WRIGHT-RYAN CONSTRUCTION 10 DANFORTH ST. PORTLAND 773-7625		PETE HASEL	
Current Use: KITCHEN	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:	Date: 6-27-00
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

Handwritten notes and stamps:
 OAHOS
 Please call Peter @ 773-7625
 773-7625
 3605



Application for Construction Permit

SHADED AREAS ARE FOR OFFICE USE ONLY (3-99)

Department of Public Safety
Licensing & Inspections
164 State House Station
Augusta, Maine 04333-0164
Tel: 207-624-8744 x 1
Fax: 207-624-8767

Project Information

Project Name: SEVENTY FIVE STATE STREET · KITCHEN RENOVATION
 Street Location: 75 STATE STREET Town Location: Portland
 County: Cumberland

New Building: Renovation: Addition: Occupancy Change:
 Sprinkler System: Yes No Sprinkler System Supervised: Yes No

Date of Construction Start-up: MAY 15 2000 Estimated Project Cost: 175,000
 Date of Construction Completion: JULY 24 2000 Construction Permit Fee: 150.00
(Fee schedule is on back)

Occupancy Classification

Apartments <input type="checkbox"/>	Nursing Home <input type="checkbox"/>	Educational <input type="checkbox"/>
Hotel / Motel <input type="checkbox"/>	Industrial <input type="checkbox"/>	Daycare <input type="checkbox"/>
Rooming & Lodging <input type="checkbox"/>	Residential Care Level I <input type="checkbox"/>	Detention <input type="checkbox"/>
Congregate Housing <input checked="" type="checkbox"/>	Residential Care Level II <input type="checkbox"/>	Business <input type="checkbox"/>
Hospital <input type="checkbox"/>	Assembly Class A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/>	Other <input type="checkbox"/>
Limited Care <input type="checkbox"/>	Mercantile A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/>	

Construction Type

Fire Resistive: Type I (443), (332) <input type="checkbox"/>	Unprotected Ordinary: Type III (200) <input type="checkbox"/>
Protected Non-Combustible: Type II (222), (111) <input checked="" type="checkbox"/>	Heavy Timber: Type IV (2HH) <input type="checkbox"/>
Unprotected Non-Combustible: Type II (000) <input type="checkbox"/>	Protected Wood Frame: Type V (111) <input type="checkbox"/>
Protected Ordinary: Type III (211) <input type="checkbox"/>	Unprotected Wood Frame: Type V (000) <input type="checkbox"/>

Addresses

Owner's Name: SEVENTY FIVE STATE ST. Telephone: 772-2675 Fax: 772-2894
 Mailing Address: 75 STATE STREET
 Town: PORTLAND State: MAINE Zip Code: 04074

Design Professional: GAWRON ARCH. Telephone: 883-6307 Fax: 883-0361
 Maine Registration Number: 1145 E-mail: sgawron@gawron.com
 Mailing Address: 29 BLACK POINT ROAD
 Town: SCARBOROUGH State: MAINE Zip Code: 04074

General Contractor: WRIGHT / RYAN Telephone: 773-3625 Fax: _____
 Mailing Address: 10 DANFORTH STREET
 Town: PORTLAND State: ME Zip Code: 04101

Signature of Applicant: S. Gawron

Preliminary Approval: <input type="checkbox"/>	Date: _____	Approved By: _____
Construction Permit: <input checked="" type="checkbox"/>	Date: <u>6-26-00</u>	Approved By: <u>C. Self</u>
Approval Letter: <input type="checkbox"/>	Date: _____	Approved By: _____

*When a permit is not required

LOG #	DATE PLANS RECEIVED	REVIEW FEE	DATE FEE RECEIVED	CHECK #	PLAN REVIEWER	DATE PERMIT ISSUED	PERMIT #
136581	4-3-00	150.00	4-3-00	3485			

JWC (150/50)



Application for Barrier-Free Permit

Department of Public Safety
Licensing & Inspections
164 State House Station
Augusta, Maine 04333-0164

Tel: 207-624-8744 x 1
Fax: 207-624-8767

SHADED AREAS ARE FOR OFFICE USE ONLY (3-99)



Project Name: SEVENTY FIVE STATE STREET - KITCHEN RENOVATION
Street Location: 75 STATE ST. Town Location: PORTLAND
County: CUMBERLAND State: MAINE Zip Code: 04101

New Building:

Renovation:

Change of Use:

Project Cost: 175,000 Fee (fee schedule is on back): 50.00

Design Professional's Name: GAURON ARCHITECTS
Mailing Address: 29 BLACK POINT ROAD
Town: SCARBOROUGH State: MAINE Zip Code: 04074
Maine Registration Number: 1145
Design Professional's Signature: B. Gauron Date: APRIL 3 2000

Approved for Permit: Date: 6-26-00 Plan Reviewer: Carroll
Comments:

LOG #	DATE PLANS RECEIVED	REVIEW FEE	DATE FEE RECEIVED	CHECK #	PLAN REVIEWER	DATE PERMIT ISSUED	PERMIT #
13658	4-3-00	50.00	4-3-00	3485			

BUILDING PERMIT REPORT

DATE: 29 June 2010 ADDRESS: 75 STATE ST. CBL: 044-G-005

REASON FOR PERMIT: Kitchen improvements and equipment renovations

BUILDING OWNER: 75 State Street Patrons

PERMIT APPLICANT: CONTRACTOR Wright Ryan Rossi

USE GROUP: R-2 CONSTRUCTION TYPE: 2B CONSTRUCTION COST: 180,000 PERMIT FEES \$1104.00

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: 31, *32, *34, *36, *37, *38, 20, 21, 22, *23, *27

- 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.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. 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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. 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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. 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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. 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.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

19. 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 920.3.2 (BOCA National Building Code/1999), 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

20. 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. (Section 921.0)

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

22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

*23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)

24. 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".

25. 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 the Division of Inspection Services.

26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

*27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

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

29. 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).

30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

31. Please read and implement the attached Land Use Zoning report requirements. *Any exterior work requires a separate permit for review & approvals*

*32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

33. Bridging shall comply with Section 2305.16.

*34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

*36. Penetrations of wall assemblies required to be fire resistance rated in accordance with sections 714.2.1, 714.2.2, 714.2.3, 714.2.4, 714.2.5, 714.2.6, 714.2.7, 714.2.8, 714.2.9, 714.2.10, 714.2.11, 714.2.12, 714.2.13, 714.2.14, 714.2.15, 714.2.16, 714.2.17, 714.2.18, 714.2.19, 714.2.20, 714.2.21, 714.2.22, 714.2.23, 714.2.24, 714.2.25, 714.2.26, 714.2.27, 714.2.28, 714.2.29, 714.2.30 shall comply with sections 714.1.1 through 714.1.12, also section 714.2 thru 714.3.2

*37. All Food Service equipment shall comply with Fed, STATE and Local rules and regulation.

*38. Kitchen Exhaust Equipment shall comply with Chapter 5 of The BOCA mech. Code/1993.


Marge Schmuckel, Building Inspector

Ec: M. McDougall, PFD

Marge Schmuckel, Zoning Administrator

PSH 1/26/00

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

...THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

****CERTIFICATE OF OCCUPANCY FEE \$50.00

**** ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT.2000, OR EQUIVALENT.

CBL 044-Gr-005
000741

COMMENTS

8/8/00 On-Site Pre-construction w/ WA & Plumbers
discuss in ground plumbing.

8/15/00 Plumbing Test & Wall Demo OHR

10/3/00 Final OHR

Inspection Record

Type

Foundation: _____
Framing: _____
Plumbing: _____
Final: _____
Other: _____

Date

