



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 1001 Westbrook St

Issued to City of Portland - Jetport

Date of Issue 23 January 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 971148, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Jetport

Restaurant - "Maine Gate"

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

1/23/98 *[Signature]*  
\_\_\_\_\_  
(Date) Inspector

*[Signature]*  
\_\_\_\_\_  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

|   |  |   |  |
|---|--|---|--|
| Location of Construction:<br><b>1001 Westbrook St</b>   |  | Owner:<br><b>City of Portland</b>   | Phone:                                 |
| Owner Address:  | Lessee/Buyer's Name:                               | Phone:  | BusinessName:                          |
| Contractor Name:<br><b>Lanford &amp; Low</b>  | Address:<br><b>P.O. Box 662 Portland, ME 04104</b> | Phone:<br><b>797-5141</b>   |  |
| Past Use:<br><b>Airport</b>   | Proposed Use:<br><b>Same</b>                       | <b>COST OF WORK:</b><br>\$ <b>116,000.00</b>  | <b>PERMIT FEE:</b><br>\$ <b>600.00</b> |
| Proposed Project Description:<br><br><b>Make Interior Renovations</b><br><br><b>Create Restaurant</b> |  | <b>FIRE DEPT.</b> <input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied | <b>INSPECTION:</b><br>Use Group: Type: |
|   |  | Signature: <i>[Signature]</i>   | Signature: <i>[Signature]</i>          |
| Permit Taken By: <b>Mary Gresik</b>   |  | Date Applied For: <b>15 October 1997</b>  |  |

**Permit No: 97114**

**PERMIT ISSUED**

**Permit Issued:**  
**OCT 21 1997**

**CITY OF PORTLAND**

Zone: **MS** CBL: **1979-A**

Zoning Approval:  
 **Special Zone or Review**  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor

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

Date: 10/20/97

**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

*[Signature]* **15 October 1997**

SIGNATURE OF APPLICANT **Jim Ellsworth** ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

**CEO DISTRICT** *[Signature]*

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

|   |  |  |  |   |  |   |  |
|---|--|--|--|---|--|---|--|
| Location of Construction:<br>1001 Westbrook St  |  | Owner:<br>City of Portland   |  | Phone:  |  | Permit No: 971148   |  |
| Owner Address:  |  | Lessee/Buyer's Name:   |  | Phone:  |  | BusinessName:   |  |
| Contractor Name:<br>Langford & Low  |  | Address:<br>P.O. Box 662 Ptld, ME 04104  |  | Phone:<br>797-5141  |  | Permit Issued:<br>OCT 21 1997   |  |
| Past Use:<br>Airport  |  | Proposed Use:<br>Same  |  | COST OF WORK:<br>\$ 116,000.00  |  | PERMIT FEE:<br>\$ 600.00  |  |
| Proposed Project Description:<br><br>Make Interior Renovations<br><br>Create Restaurant |  | FIRE DEPT. <input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied |  | INSPECTION:<br>Use Group: Type:   |  | Zone: <b>AB</b> CBL: 199 A 001  |  |
|   |  | Signature: <i>[Signature]</i>  |  | Signature: <i>[Signature]</i>   |  | Zoning Approval: <i>[Signature]</i>   |  |
|   |  | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  |  | Action: <input type="checkbox"/> Approved<br><input type="checkbox"/> Approved with Conditions<br><input type="checkbox"/> Denied |  | Special Zone or Reviews:<br><input type="checkbox"/> Shoreland <i>for new signage</i><br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone <i>ek</i><br><input type="checkbox"/> Subdivision <i>10/20/97</i><br><input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> min <input type="checkbox"/> |  |
| Permit Taken By:<br>Mary Gresik   |  | Date Applied For:<br>15 October 1997   |  | Signature:  |  | Date:   |  |

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**PERMIT ISSUED**

OCT 21 1997

**CITY OF PORTLAND**

**Zoning Appeal**

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 Approved with Conditions  
 Denied

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*[Signature]*

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*[Signature]*  
 SIGNATURE OF APPLICANT Jim Ellsworth      ADDRESS:      DATE: 15 October 1997      PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE      PHONE:

CEO DISTRICT A  
*A. Powers*

BUILDING PERMIT REPORT

DATE: 10/20/77 ADDRESS: 1001 WESTBROOK ST.
REASON FOR PERMIT: renovation
BUILDING OWNER: City of Portland
CONTRACTOR: Langford & Low
PERMIT APPLICANT: Jim Ellsworth APPROVAL: 10/17/78 DENIED
USE GROUP: A-2 BOCA 1996 CONSTRUCTION TYPE: 1-B

CONDITION(S) OF APPROVAL

- 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. 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.
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.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress.
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.
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.
- In the immediate vicinity of bedrooms
- In all bedrooms

Handwritten notes: X, NA, 28 x 100 ft

COMMENTS

11-4-97 Pre-Inspection walls going up. Plumbing test.

12-09-97. Scaffolding in interior walls. Sprinkler heads not turned yet.

C.G. only person on site. No interior furniture/fixtures as of yet.

Interior painted. No kitchen equipment yet. Host Marnot to provide for

Phillip Doughty Architect on site. J&P Post Marnot want to create smoking

section so have to address HVAC and windows. This will cause further delay.

1/23/98 Plumbing Test, need to turn water temperature up. No.

Bradbury to check location for adding mixing valve. 3M fireproofing

product overlaid on existing fire proofing. One pump heating.

@ rear 3 bay. "Maine Gate Snack bar OK to issue Co.P.O.

~~1/27/98 Steel panel from J&P added At Site~~

Inspection Record

Type

Date

- Foundation: \_\_\_\_\_
- Framing: \_\_\_\_\_
- Plumbing: \_\_\_\_\_
- Final: \_\_\_\_\_
- Other: \_\_\_\_\_



BUILDING PERMIT REPORT

DATE: 10/20/77 ADDRESS: 1001 WESTBROOK ST. 1001 Westbrook St

REASON FOR PERMIT: renovations

BUILDING OWNER: City of Portland

CONTRACTOR: Langford & Low

PERMIT APPLICANT: Jim Ellsworth APPROVAL: 10/20/77 DENIED

USE GROUP: A-2 BOCA 1996 CONSTRUCTION TYPE: 1.B

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4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
9. Headroom in habitable space is a minimum of 7'6".
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- In the immediate vicinity of bedrooms
- In all bedrooms

Handwritten notes: N/A, 281 x 407

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)

17. 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.

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

19. The Sprinkler System shall maintained to NFPA #13 Standard.

20. 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) *Not yet 12/9/97*

21. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.

22. 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".

23. 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.

24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.

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

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

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

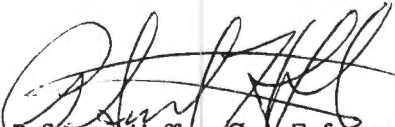
28. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).

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

~~30. Grease intercepter shall be installed as per the state or~~  
~~Maine Interball Plumbing Co.~~

31. *No Grease Interceptor Req'd.*

32. \_\_\_\_\_  
33. \_\_\_\_\_  
34. \_\_\_\_\_

  
P. Samuel Hoffses, Code Enforcement  
4/23/11  
cc: Lt. McDougall, PFD  
Marge Schmuickal