

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

Location of Construction: <u>20 Custom House Wharf</u>		Owner: <u>Ken McDougal</u>		Phone: <u>871-1001</u>		Permit No: <b>000483</b>
Owner Address: <u>Proprietors of Custom House Wharf</u>		Lessee/Buyer's Name: <u>XXXXXXXX Lessee</u>		Business Name: <u>Proprietors of Custom House Wharf</u>		
Contractor Name: <u>Owner</u>		Address: <u>3 Eastern Prom, Bldg, ME 04101</u>		Phone: <u>781-4781</u>		Permit Issued: <b>MAY 16 2000</b>
Past Use: <u>Restaurant</u>		Proposed Use: <u>Same</u>		COST OF WORK: <u>\$ 1000</u>		
Proposed Project Description: <u>Install passageway door.</u>		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		PERMIT FEE: <u>\$ 20.00</u>		CITY OF PORTLAND Zone: <u>WCZ</u> CBL: <u>030-1-901</u> Zoning Approval: <u>16 May 2000</u> <u>OIK #</u>
		Signature: <u>[Signature]</u>		INSPECTION: Use Group <u>A-3</u> Type <u>53</u> <u>BOCA 99</u> Signature: <u>[Signature]</u>		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				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"/>
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____		
Permit Taken By: <u>JB</u>		Date Applied For: <u>5-4-00</u>				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..

**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

**PERMIT ISSUED WITH REQUIREMENTS**

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: 5-5-00 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

**PERMIT ISSUED WITH REQUIREMENTS**  
CEO DISTRICT

BUILDING PERMIT REPORT

DATE: 5 MAY 2008 ADDRESS: 20 Custom House Wharf CB#: 430-A-001

REASON FOR PERMIT: To Construct Passage way door

BUILDING OWNER: Ken McGowen

PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR Owner

USE GROUP: A-3 CONSTRUCTION TYPE: 50 CONSTRUCTION COST: 1000.00 PERMIT FEES: 2000

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)

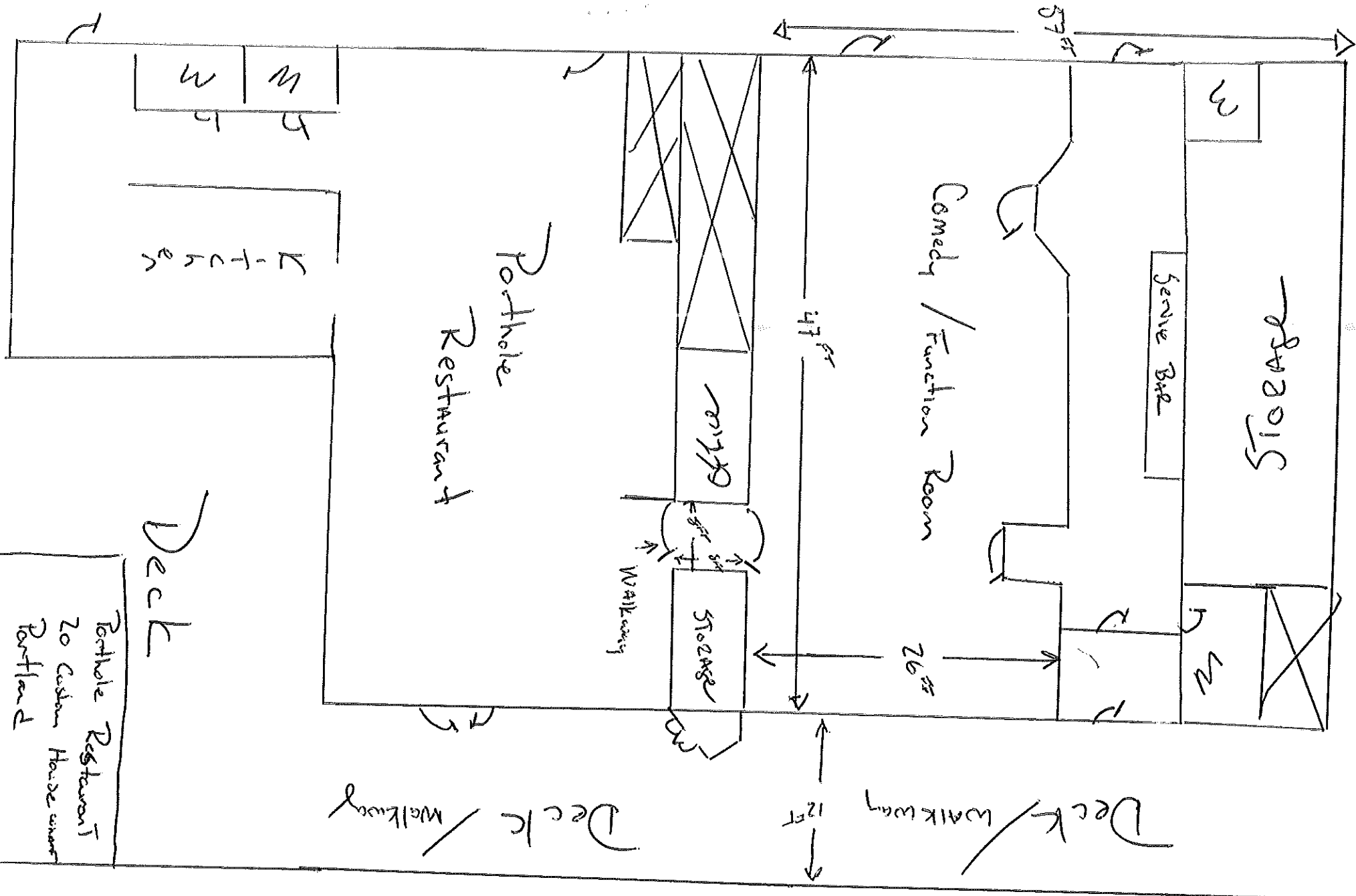
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: X 1 400 x 2 3 1/2 x 2 3/4

X

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) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
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. Section 2305.17
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. Section 1908.0
7. 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.
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. 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 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. 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). Chapter 12 & NFPA 211
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 or elevated walking surfaces for the purposes of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". 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". Exception: Handrails that form part of a guard shall have a height not less than 36" and not more than 42". Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
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. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
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. 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. (Section 1010.4)
16. 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. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closers. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling or by providing automatic extinguishment. (Table 302.1.1)

5/5/08



Custom House Wharf Rd →

Water

Pothole Restaurant  
20 Custom House Wharf  
Portland

Deck

Deck / Walkway

Pothole  
Restaurant

Comedy / Function Room

Service Bar

STAIRS

Storage

Walkway

Kitchen

3  
4  
3

# Proprietors of Custom House Wharf

◆◆  
5 Eastern Promenade ◆ Portland, ME 04101  
Phone 781-4781

May 04, 2000

To Whom It May Concern

Oliver Keithly d/b/a as The Comedy Connection has been using the same liquor license as Boone's through a partnership agreement the two parties had. Earlier this year Oliver purchased The Porthole and is in the process of converting that liquor license into his name.

I as property manager have no problem with the area The Comedy Connection is in being added to The Porthole's license, as the two businesses have a common doorway between them.

Sincerely,



Kenneth N. Macgowan

**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):		30 CUSTOM HOUSE WENT	
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number	Owner:	Telephone#:	
Chart# 30 Block# A Lot# 1-2	Ken McLean	571-1001	
Owner's Address:	Lessee/Buyer's Name (If Applicable)	Cost Of Work:	Fee
Projects of Custom House Went 5 East Portland, no other	Olive Keithly	\$ 0	\$ 30
Proposed Project Description: (Please be as specific as possible) <del>Restroom to be added to the existing space for Remov</del> Restroom to be added to the existing space for installing passageway			
Contractor's Name, Address & Telephone		Rec'd By	
Robert T Bunn			
Current Use:	Proposed Use:		
Resident	Resident		

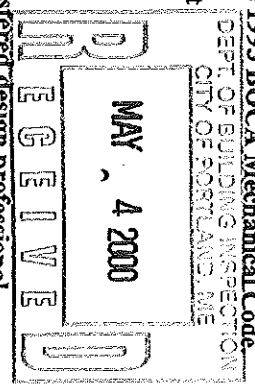
Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- 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 your 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**

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Signature of applicant:	Date:
	5-2-2000

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.

**COFFE Management & Entertainment Inc.**  
**DBA-porthole restaurant**  
**20 custom house wharf**  
**Portland, Maine 04101**

Dear Marge,

May 4, 2000

This letter is to request a entertainment permit (with dance) for the new Porthole Restaurant and Function room.(see map) I know when we talked a few weeks ago there were unclear things on my end. They have been all worked out, an with your help I am ready to go!

I would like to change the Function room/comedy connection from Boone's liquor license area to The Porthole's liquor license area. In the past 5 1/2 years or so the comedy connection has not only been a comedy club we have been a great location for local theatrical groups,charitable organization, recording artist and movie makers. We hope to keep up the good work and also use this space for catering and function events. After talking with Mr. Smaha (state liq. com.) he thought that having both the function room/comedy connection and Porthole under one license it would be the best for both the city and state. In return I would recind all ownership of Boone's Restaurant. If you have any questions feel free to call me at 780-6533 or 831-3521.

Thank you,



Oliver H. Keithly III