

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

Location of Construction: Custom House Wharf Southside(east)		Owner: Proprietors of Custom House Wharf		Phone: *** 831-0169****		Permit No: 000339	
Owner Address: 5 Eastern Prom Portland ME		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Fore Rider Dock Portland		Address:		Phone:		Permit Issued: APR 19 2000	
Past Use: Wharf		Proposed Use: same		COST OF WORK: \$ 234.00 35,000		PERMIT FEE: \$ 234.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: / Type:	
Proposed Project Description: replace 4416 sq. of dock with more see plans		Signature:		Signature:		Zone: CBL: WZ 030-A-001	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: not to enlarge 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: K		Date Applied For: April 14 2000 K		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..

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

April 14 2000

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

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT
SAMA

BUILDING PERMIT REPORT

DATE: 16 APRIL 2008 ADDRESS: Custom House Wharf (East side) CBL: 030-A-001

REASON FOR PERMIT: Repair and replace piles; decking as needed

BUILDING OWNER: Proprietors of Custom House Wharf (Kenneth N. Macgowan)

PERMIT APPLICANT: Kenneth N. Macgowan CONTRACTOR Fore River Dock Portland

USE GROUP: U CONSTRUCTION TYPE: 4 CONSTRUCTION COST: \$35,000.00 PERMIT FEES: \$234.00

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: *1, *3c, *37, *38, *39, *39

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws. 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."
2. 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
3. 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
4. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
5. Precast concrete must be taken to protect concrete from freezing. Section 1908.0
6. 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.
7. 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)
8. 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
9. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
10. 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". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, 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 inches (914 mm) and not more than 42 inches (1067 mm). 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)
11. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
12. 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)
13. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
14. 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 operating 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)
15. 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)
16. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
17. 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)

4/16/08

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 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. *NOT TO ENLARGE THE HEIGHTS PERMIT*
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. The owner's shall be issued with the undersigned that all necessary permits shall be obtained for the owner's local state and Federal authorities. A state that from the owner to the office should address this with cables.~~
37. ~~This permit is also being issued on repair and replacement as needed, because of the nature and original situation of this permit. (whats repair)~~
- * ~~38. It will be the inspector of this project and will be visiting the site weekly- please keep me abreast of any new developments -~~
- * ~~39. If in the future this part of the wharf is to be used for any other purpose than fishing related activities, a new and separate permit shall be required.~~

P. Samuel Hoffess, Building Inspector

Lt. McDougall, PFD

Marge Schmuuckel, Zoning Administrator

PSH 1/26/00

**This permit is herewith issued, 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.**

****** 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.**

******* CERTIFICATE OF OCCUPANCY FEE \$50.00**

Safety First

Roger A. Hale, President

Office Tel:
(207) 772-5354
FAX 761-7950



Fore River Dock & Dredge, Inc.

446 Commercial Street
Portland, ME 04101



24 Hour Service • Fully Insured
Dock Building & Repair • Towing • Diving
Breakwaters • Bulkheads • Dredging

April 13, 2000

Mr. Mike Newgent
City of Portland
Portland Fish Pier
Portland, ME 04101

Dear Mr. Sir:

At the request of Ken McGowan at Custom House Wharf, we would like to issue specifications for pilings which are to be replaced in the area of the Port Hole Restaurant. Pilings are to be 50 ft, class B, southern yellow pine, CCA, AWPA, P5, C1, C2, 2.5 PCF. Driven to capacity using an H&M Vibro Model # H75, within the confines of the existing structure.

Sincerely,

Roger A. Hale

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**

CALL WHEN READY

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):		South east side of Custom House Wharf	
Total Square Footage of Proposed Structure	4416 (Decking) Square Footage of Lot		
Tax Assessor's Chart Block & Lot Number	Chart# 030 Block# A Lot# 001	Owner: Proprietors of Custom HW	Telephone#: 781-4781
Owner's Address: 5 Easter Prom Portland Me 04101	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ 35,000 ±	Fee: \$ 234.00
Proposed Project Description: (Please be as specific as possible) rough cut form Mason & Sons in Grand. While deck is up we will replace 25-30 piles from Fore River Dock. we will also replace cross members as needed with like materials. (10x12's - 12 x 12's)			
Contractor's Name, Address & Telephone Piles Fore River Dock Portland		Proposed Use: Deck Ridd B. [Signature]	
Current Use: Deck		Proposed Use: Deck	

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:

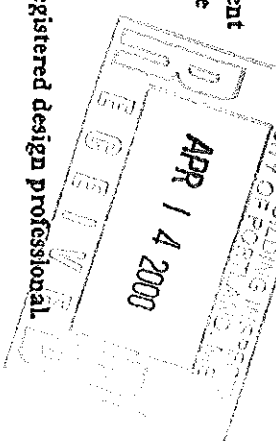
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

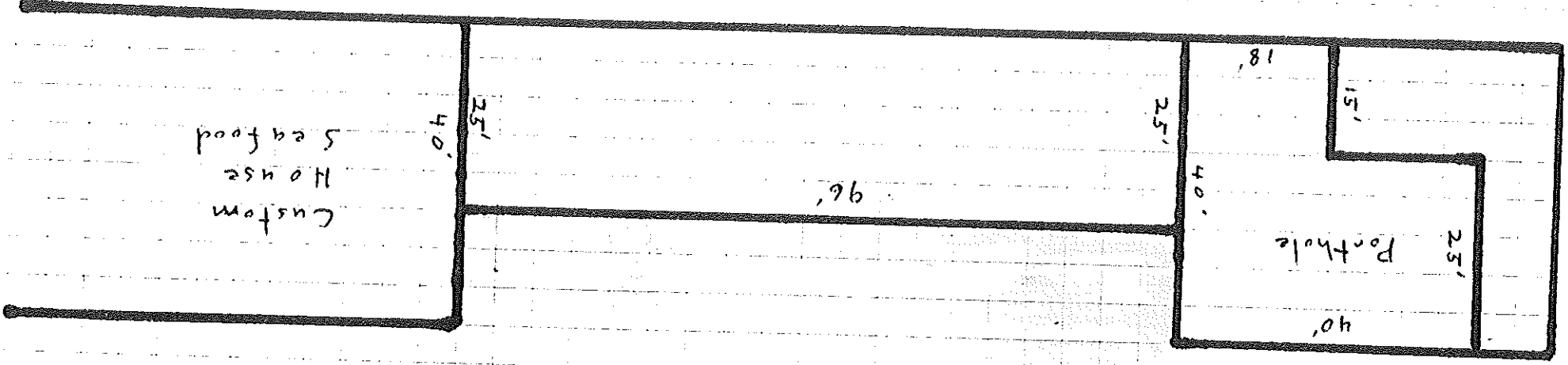
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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>[Signature]</i>	Date: 4-12-00
----------------------------------------------	------------------

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

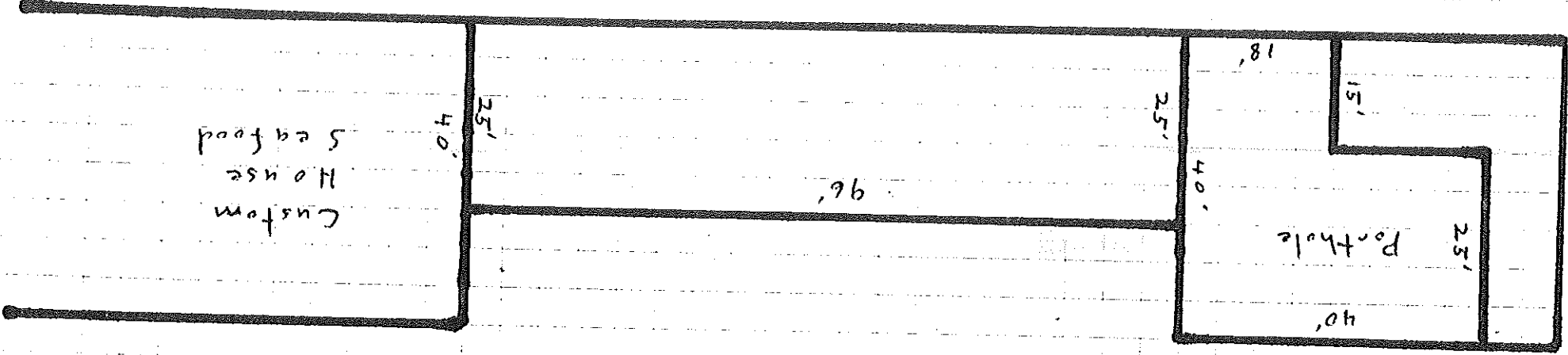


Road



Deck Replacement

Piles + Crossbeam
Replacements
(as needed)



Road

May 26, 2000

Mr. Kenneth MacGowen
Proprietors of Custom House Wharf
5 Eastern Prom
Portland, ME 04101

Subject: Repairs to a portion of Custom House Wharf

Dear Mr. MacGowen;

Attached is a sketch of an area on the east side of Custom House Wharf adjacent to and between the Porthole Restaurant and Custom House Seafoods Inc. This area is currently being repaired with some new piling and a new deck. The area shown on the sketch which measures roughly 42' by 70' and is labeled "area of reconstruction" is now nearing completion, and will be suitable to support a live load of 125 pounds per square foot as required by the City of Portland Building Code. Whereas this portion of the wharf is directly adjacent to, and attached to areas of the wharf which have not been reconstructed, it is recommended that the occupancy of this area be strictly limited to 250 people or less if required by the Fire Chief.

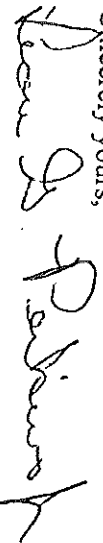
TEC Associates was hired during the course of this project to make recommendations as to the load carrying capacity in this specific area. We were not asked to look at the area under the buildings, and cannot make any representations as to the adequacy of the supports in that area or any area which is supported on the same piles as the building wall. We also make no representation as to the ability of the rebuilt area to withstand any unusual loading which may be imposed on it by problems originating in other areas of the wharf. It is also noted that the access to the reconstructed area will be either through the building or over the section of the wharf to the immediate north. These areas both will require some work in the very near future.

Although TEC Associates was not asked to look at the guard railings along the outboard edge of the wharf, the following information is provided for your benefit in constructing a barrier which is acceptable to the city.

The guard railing must be capable of withstanding two loading conditions. It must be able to withstand a concentrated load of 200 pounds applied at any point and in any direction. The second loading condition is a uniform load of 50 pounds per foot applied horizontally to the top of the railing, and a simultaneous uniform vertical load of 100 pounds per foot. These two loading conditions are applied separately. The guard railing must be constructed such that a 4 inch sphere may not pass through it at any point, and may not have a "ladder effect" allowing a small child to climb it (no horizontal footholds). The railing must be a minimum of 42" high.

If I may be of any further assistance, please call me at 767-6068.

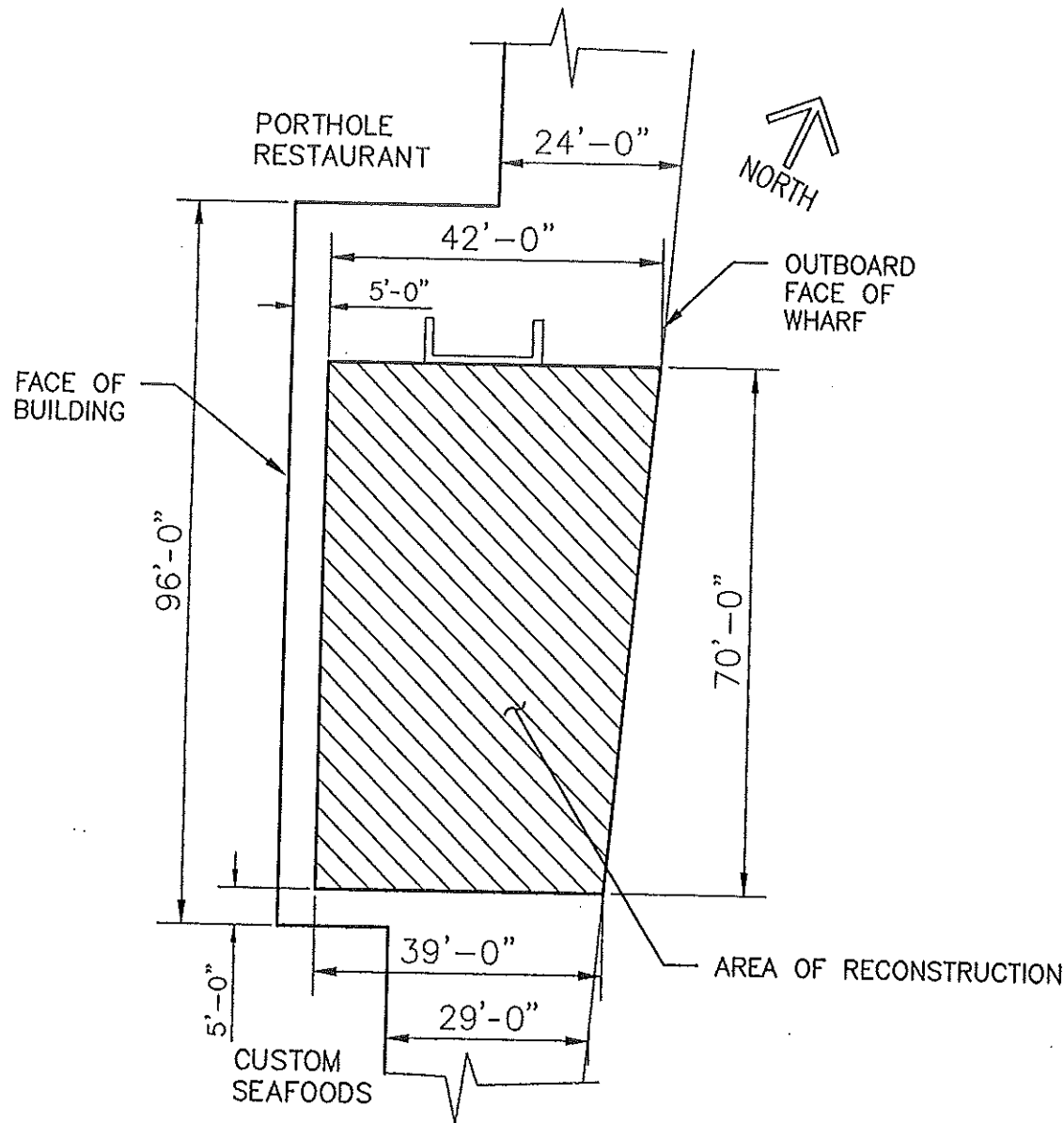
Sincerely yours,



Leon G. Perkins Jr. P.E.

831-3521 (ext)

767-7353



PLAN VIEW - EAST SIDE
NTS

CUSTOM HOUSE WHARF
PORTLAND, MAINE



TEC ASSOCIATES CONSULTING ENGINEERS
45 SAWYER STREET SOUTH PORTLAND, MAINE 04106

SCALE NTS		DATE MAY 26, 2000	
JOB NUMBER	DRAWN BY	REV. NO.	DRAWING NO.
	IDI		1 OF 1

30

NO-A-1

30- April - 2

Dick, J. G. & Co.
Key records in
D. H. Thompson

Reinforced
concrete
mark
in place

APPROX. 50' X 100'
replacement T & C deck
and 25 piles to be
placed

Replacement T & C deck
and supporting
members -

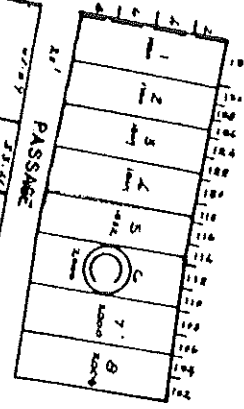
SHEET 31-A

COMMERCIAL

PEARL ST.

SHEET 29-C

STF



PASSAGE

101
10,000

PORTLAND

50 PORTLAND PIER

40 PORTLAND PIER

CUSTOM

HOUSE

WHARF

VERRIERS

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