

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

Permit No: 08-0618	Issue Date: 6/5/08	CBL: 030 A001001
Owner Address: 5 EASTERN PROMENADE		
Contractor Address: Portland		
Permit Type: Alterations - Commercial		
Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 1
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: B Type: SB Signature: [Signature]		Zone: WBZ
Signature: [Signature] PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: [Signature] Date:		

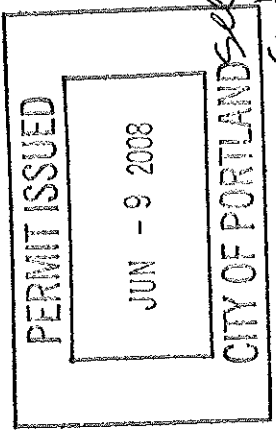
Location of Construction: 86 COMMERCIAL ST	Owner Name: PROPRIETORS OF CUSTOM HO
Business Name:	Contractor Name: property owner
Lessee/Buyer's Name:	Phone:

Past Use: Commercial - Restaurant "Gilberts"	Proposed Use: Commercial - Restaurant "Gilberts" - replace 28' x 36' deck with 12 new split piles 8" x 10" Caps 10" x 2" x 16" framing & new decking (all pressured treated)
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Proposed Project Description:
 replace 28' x 36' deck with 12 new split piles 8" x 10" Caps 10" x 2" x 16" framing & new decking (all pressured treated)

Permit Taken By: Ilobson	Date Applied For: 06/03/2008
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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 Approval 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 Date: 6/5/08	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 6/5/08
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6/6/08 APPROVE
 → Does not need further review for conditions the out to be allowed
 CERTIFICATION Allowance

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

Please Read Application And Notes, if Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 08062808

CITY OF PORTLAND

This is to certify that PROPRIETORS OF CUSTOMER HOUSE REPAIR AFFIN-G-11-11-11 has permission to replace 28'-x-36' deck with new split joists 2" x 16" Framing & new decking (all pressured AT -86 COMMERCIAL-SF

050-A001001

provided that the person or persons who obtain this permit shall comply with all of the provisions of the Statutes of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given to the inspector in writing before this permit is issued or renewed. A FOUR HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

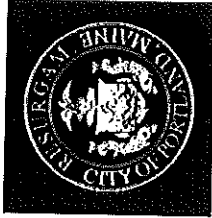
OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____

Department Name

6/5/08 *[Signature]*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspection Division Services Director

December 7, 2007

MR. KEN MACGOWAN
PROPRIETORS OF CUSTOM HOUSE
5 EASTERN PROMENADE
PORTLAND, ME 04101

CBL: 030 A001001

Located at 86 COMMERCIAL ST

Known as Custom House Wharf – Seabags-Production Floor, Bents 27-31

Gilberts Chowder House-ext. dining area Bents 1-12

Hand Delivered

POSTING NOTICE/HAND DELIVERED

Dear Mr. Macgowan:

An evaluation of the above-referenced property on December 15, 2007 by Wayne Duffett, P.E. of TEC Associates revealed that the pier under Seabags and Gilberts Chowder House fails to comply with Section 115.2 of the Building Code of the City of Portland.

Attached is the engineering report from TEC Associates Consulting Engineers.

Based on that report and pursuant to Section 6-120.1 & 3, this office declares the structure unfit for Occupancy by the public and immediate action is necessary. Therefore, in addition to the formerly posted Boones Restaurant, The Comedy Connection, Seabags Production Floor, and Gilberts Chowder House exterior dining area must be totally vacated and secured from entry and vandalism until further notice.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code in Title 30-A of M.R.S.A ss 4452.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me @ 874-8696 if you have any questions or would like to discuss this matter further.

Chris Hanson,
Code Enforcement Officer/ Plan Reviewer



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Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspection Division Services Director

May 28, 2008

PROPRIETORS OF CUSTOM HOUSE
5 EASTERN PROMENADE
PORTLAND, ME. 04101

**CBL: 030 A001001
LOCATED AT 86 COMMERCIAL ST
GILBERT'S CHOWDER HOUSE DECK**

Hand Delivered

STOP WORK ORDER

Dear G E MacGowan:

An evaluation of the above-referenced property on May 28, 2008 revealed that building construction Activity was conducted without benefit of a valid building permit as required by § 105.1 of the International Building Code, 2003® and the International Residential Code, 2003 ® of the City of Portland.

Appropriate permitting was not issued by this office for the property listed above, therefore all construction activity at that property must STOP immediately. This is a STOP WORK ORDER pursuant to § 114 of the International Building Code, 2003® and the International Residential Code, 2003 ® of the City of Portland.

You may resume construction activity only after issuance of the appropriate building permit and the subsequent lifting of this order. Building Permit Applications are available in this office, Room 315 at Portland City Hall, from 8:00 a.m. to 4:00 p.m. weekdays except holidays.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in § 1-15 of the Code and in Title 30-A of M.R.S.A. § 4452. This constitutes an appealable decision pursuant to § 112 of the City of Portland Building Code.

If you wish to discuss this matter, or you have any questions, please feel free to contact me.

Sincerely,

Christopher Hanson,
Code Enforcement Officer/Plan Review

**City of Portland
Inspection Services
RETURN OF SERVICE**

On the 28 day of May, 2008, I made service of the
STOP Work Order upon _____
at 96 Commercial St.

X By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode with
a person of suitable age or discretion who resides therein and whose name is

By delivering a copy to an agent authorized to receive service of process, and
whose name is _____

By (describe other manner of service) _____

DATED: 5/28/08

Signature of Person Making Service

Title

I have received the above-referenced documents

Signature of Person Receiving Service

Refused to Sign

Unable to Sign

FAX



To: Ken
 Fax Number: _____
 From: _____
 Fax Number: _____
 Date: _____
 Regarding: _____
 Total Number Of Pages Including Cover: _____
 Phone Number For Follow-Up: _____

Comments:

Ken Macgovern may remove
 STOP work order off Gilbert's
 deck.

Signed

6/9/08

City Of Portland, Maine
 Inspections Division Services
 389 Congress St Room 315 Portland Me 04101-3509
 Phone: (207) 874-8703 or (207)874-8693
 Fax: (207) 874-8716
<http://www.portlandmaine.gov/>

Chris Hansen

7 July 2008

JUL 09 2008

Ms. Jeanie Bourke
Department of Planning and Development
389 Congress Street
Portland, ME 04101

Re: Custom House Wharf, East Bents 8-12

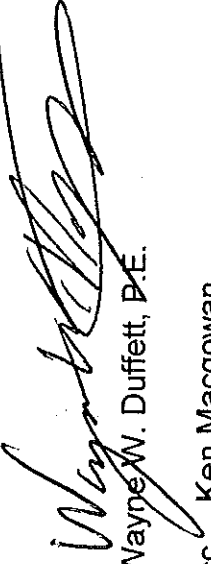
Dear Ms. Bourke:

I have your memo of 3 July and offer the following responses:

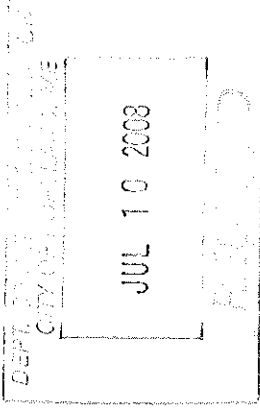
1. I made inspections on 6/12, 6/21, 6/26, and 7/1. In my inspection of 6/12 I noted that most of the piles to post had been done and the new post, wire fabric, and forms were in place but not yet filled with concrete. I took no exceptions to the work. See attached report.
2. In my inspection of 6/26, before stringers were installed, I noted that all caps were in place and all pins and bolts were in. It may be difficult to see some pins that were driven into the wood. See attached report.
3. The boat spikes are used to toe-nail a pile stub into an existing cap since the deck is in the way of installing a pin. In new construction the cap is simply pinned to the pile. No pins or spikes would be visible from the outside.
4. I have been under the Gilberts building and noted that the piles are unusually big. There is no bracing on these piles because they are full-length driven piles with substantial lateral capacity.

Very truly yours,

TEC ASSOCIATES


Wayne W. Duffett, P.E.

cc: Ken Macgowan
Penny Littell





ENGINEER'S CONSTRUCTION OBSERVATION REPORT			
PROJECT IDENTIFICATION		PROJECT	DATE:
OWNER:	Prop. of Custom Hs. Wf.	Pier Renovations	6/12/08
ADDRESS:	18 Custom House Wf.	NAME	TIME arr: 12:30 P
CITY:	Portland	TEC PROJECT NUMBER:	1:10 P
STATE:	Maine 04101		WEATHER: Sun 75°

Contractors on site: Bob and crew

Foremen:

Number of men working:

Equipment on site: Small tools

Brief description of work in progress: Pile posting. Most of the piles in bents 8-12 to post have been cut, the post installed, and the wire fabric and form in place. Plan is to pour concrete on all posts on Friday. Some discussion about one post adjacent to brick building, agreed to box around, pour footer, place new post on footer, bolt to existing and pour. Two posts high up on the bank Bob had set on concrete pad, account stubs poor, I concurred.

Safety and environmental compliance: Y

Work in compliance with plans and specifications? Y

Any problems which will delay project completion? N

Operational delays to or by Owner? N

Is the project area safe for the Owner's use? Dock closed,

Other problems? N

Action taken to correct deficiencies: ✓

Photographs taken: ✓

Engineer Wagner



ENGINEER'S CONSTRUCTION OBSERVATION REPORT			
PROJECT IDENTIFICATION		PROJECT	DATE:
OWNER: Prop. of Custom Hs. Wf.		Pier Renovations	6/28/08
ADDRESS: 18 Custom House Wf.	NAME		TIME arr: 6:35 PM
CITY: Portland	TEC PROJECT NUMBER: 0637-1		TIME dep: 6:45 PM
STATE: Maine 04101			WEATHER: Cloudy 70°

Contractors on site: Not working, after hours.

Foremen: —

Number of men working: —

Equipment on site: —

Brief description of work in progress: All piers in place and concreted. All caps in place. All looks good. All pins + bolts in. No bracing, struts or decking placed yet.

Safety and environmental compliance: OK

Work in compliance with plans and specifications? Yes.

Any problems which will delay project completion? No

Operational delays to or by Owner? No

Is the project area safe for the Owner's use? Not in service.

Other problems? No

Action taken to correct deficiencies: —

Photographs taken: —

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon
Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date



General Building Permit Application

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: <u>92 Commercial St</u>		Square Footage of Lot	
Total Square Footage of Proposed Structure/Area <u>1008 28'x36'</u>			
Tax Assessor's Chart, Block & Lot Chart# <u>030 A 201001</u>	Lot#	Applicant *must be owner, Lessee or Buyer* Name <u>Prop of Custom House Wharf</u> Address <u>18 Custom House Wharf (207)</u> City, State & Zip <u>Portland ME 04107</u> Telephone: <u>831-0169</u>	
Lessee/DBA (If Applicable) <u>Thobis Enterprises Inc</u> <u>92 Commercial St</u> <u>Portland ME 04101</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>15,000.</u>	C of O Fee: \$
Current legal use (i.e. single family) If vacant, what was the previous use? Proposed Specific use: <u>deck (replacement)</u> Is property part of a subdivision? <u>no</u>	<u>restaurant</u> <u>not confirmed permit</u>	Total Fee: \$	
Project description: <u>replace 28'x36' deck with 12 new split piles</u> <u>new 8'x10" timber ceps 10"x2"x16' framing and new decking</u> <u>(all pressure treated)</u>	If yes, please name		
Contractor's name: <u>Prop of Custom House Wharf</u>			
Address: <u>Same</u>	<u>Jim Gilbert 939-2155</u>	Telephone: <u>170</u>	
City, State & Zip: <u>Same</u>	<u>Ken Mazonica</u>	Telephone: <u>831-0169</u>	
Who should we contact when the permit is ready: <u>Same</u>		Telephone: <u>970</u>	
Mailing address: <u>Same</u>			

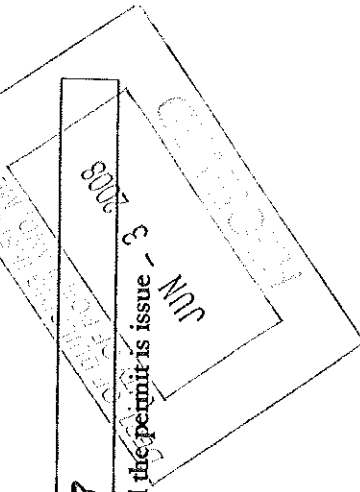
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

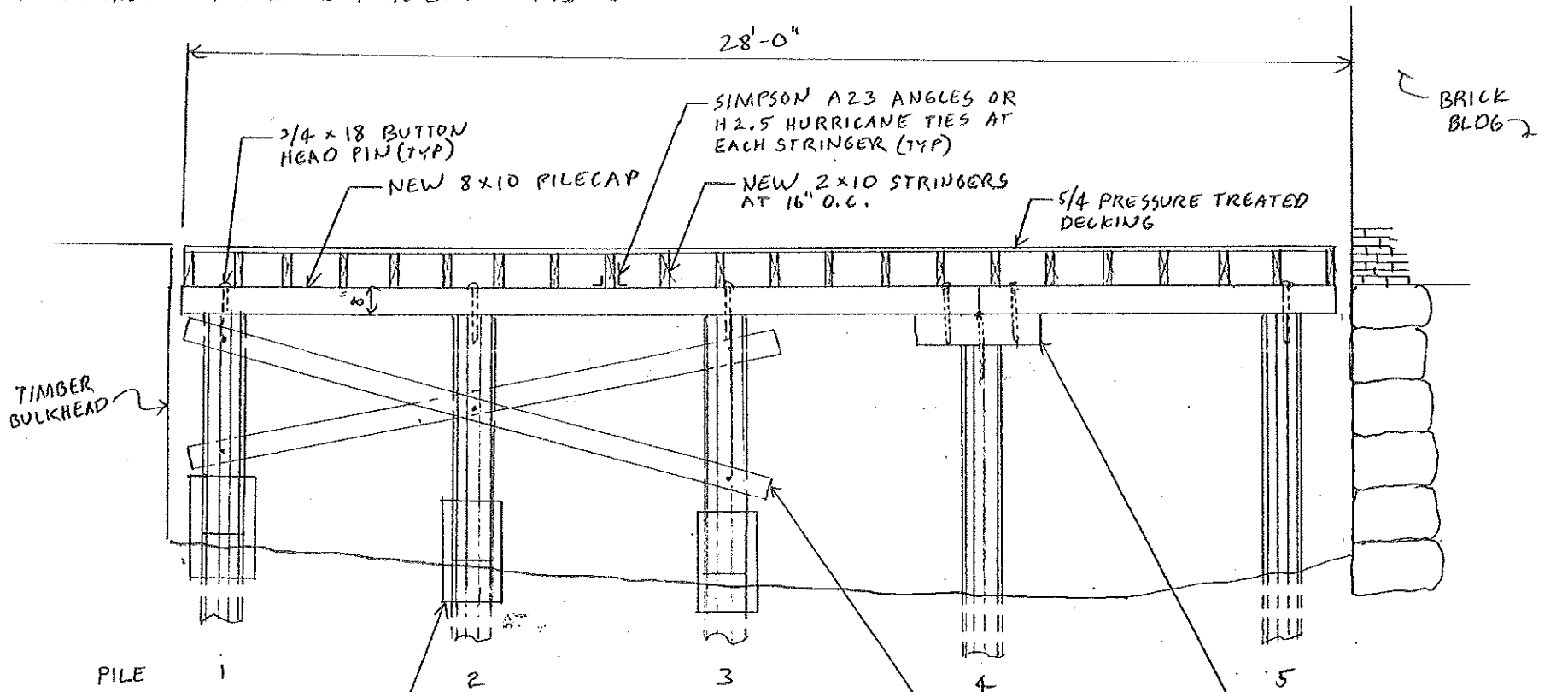
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: [Signature] Date: 6-3-08

This is not a permit; you may not commence ANY work until the permit is issued.



- LUMBER TO BE SYP NO. 1 WITH 1.0 LB/CFCCA.
- PILING TO BE SYP WITH 2.5 LB/CF CCA
- ALL HARDWARE AND FASTENERS TO BE GALVANIZED

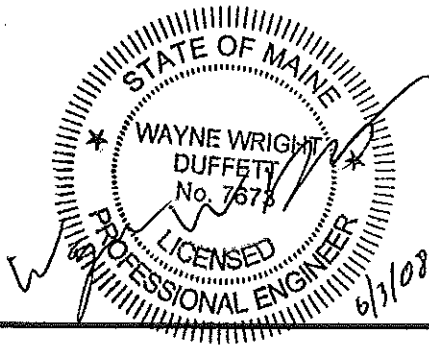


PILES TO POST	
BENT	PILES
8	1, 2
9	1, 2, 3
10	1, 2
11	1, 2, 3
12	1, 2

PILE POSTING PER
STD. CONSTRUCTION
DETAIL SHEET 1 OF 7
DATED 6/12/06

BRACING PER
STD. CONSTRUCTION
DETAIL SHEET 1 OF 7
DATED 6/12/06

CAP SPLICE PER
STD. CONSTRUCTION
DETAIL SEET 1 OF 7
DATED 6/12/06



CUSTOM HOUSE WHARF
PORTLAND, MAINE
REPAIRS TO BENTS 8-12

TEC ASSOCIATES CONSULTING ENGINEERS
48 SAWYER STREET SOUTH PORTLAND, MAINE 04108

SCALE 1/4" = 1'-0" DATE 6/3/08

JOB NUMBER 0637-1	DRAWN BY wwo	DESIGNED BY wwo	DRAWING NO.
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H Seismic & Hurricane Ties

NEW! The H2.5T's truncated design was developed to accommodate trusses with 2x4 bottom chords. The easy to install, five nail pattern is stronger and gets better uplift loads than our popular H2.5 hurricane tie.

The H14 is the high uplift hurricane tie. It can be installed with rafter nailing flanges facing inwards or outwards.

The H2.5A is designed for easy installation, with higher uplift loads to meet new code requirements. H5A has installed cost benefit, it only requires 6 nails, to meet lower uplift requirements.

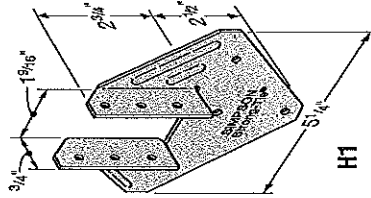
MATERIAL: See table.

FINISH: Galvanized, H7Z and H11Z-Z-MAX. Some models available in stainless steel or Z-MAX; see Corrosion-Resistance, page 6-7.

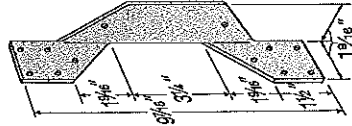
INSTALLATION: • Use all specified fasteners. See General Notes.

- H1 can be installed with flanges facing inwards (reverse of H1 drawing number 1), of rights and lefts. (Rights shown.)
- H2.5, H3, H4, H5, H5A and H6 ties are only shipped in equal quantities
- Hurricane Ties do not replace solid blocking.

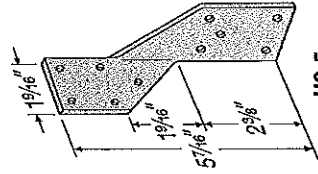
CODES: See page 12 for Code Listing Key Chart.



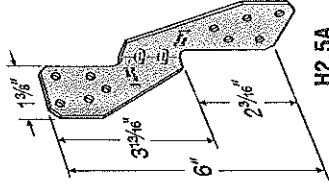
H1



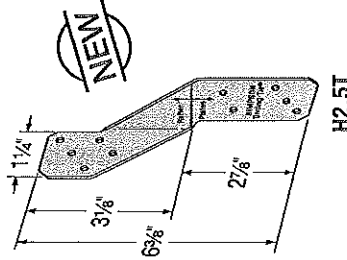
H2



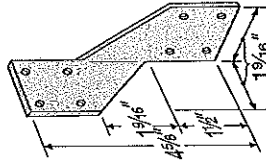
H2.5



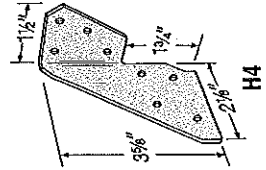
H2.5A



H2.5T

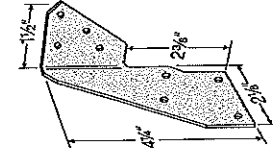


H3



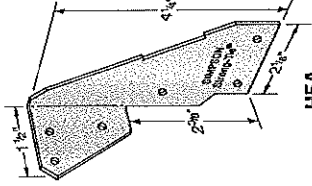
H4

U.S. Patent 4,714,372



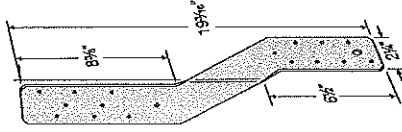
H5

U.S. Patent 4,714,372

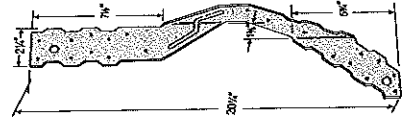


H5A

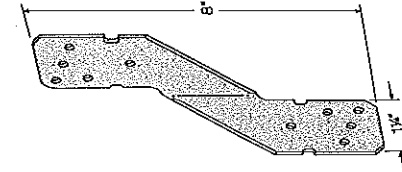
U.S. Patent 4,714,372



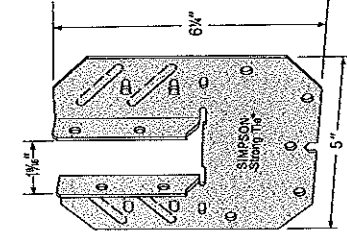
H6



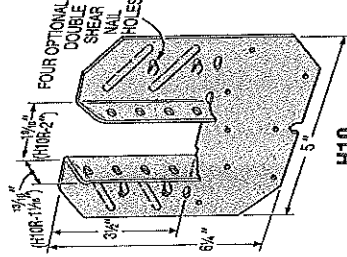
H7Z



H8

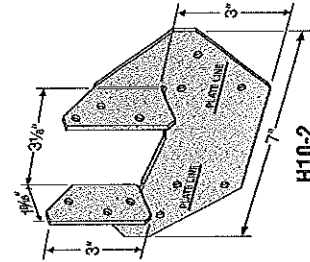


H9

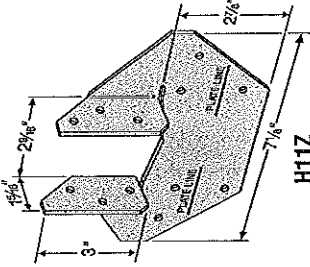


H10

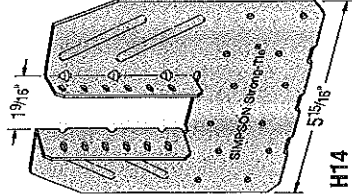
(H10R similar)



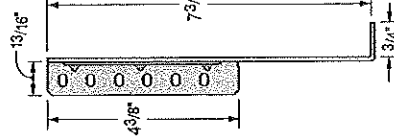
H10-2



H11Z



H14



H14 Profile

RBC Roof Boundary Clip

SIMPSON
Strong-Tie

The RBC Roof Boundary Clip is designed to aid installation and transfer shear loads between the roof diaphragm and wall top plates. The locator tabs make proper location of the clip easy. The RBC can be used on wood or masonry walls and will handle roof pitches from 0:12 to 12:12.

MATERIAL: 20 gauge **FINISH:** Galvanized

INSTALLATION: • Use all specified fasteners. See General Notes.
• Field bend to desired angle – one time only.
• See filer F-RBC04 for more information on installation and code requirements.

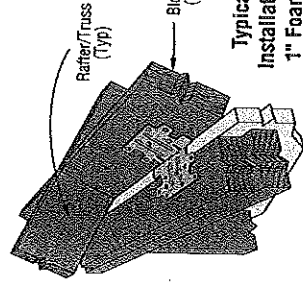
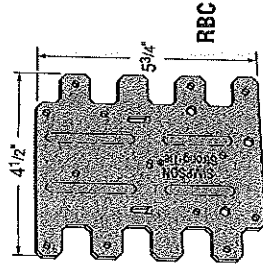
CODES: See page 12 for Code Listing Key Chart.

The RBC installed to blocking resists rotation and lateral displacement of rafter or truss. Code references:

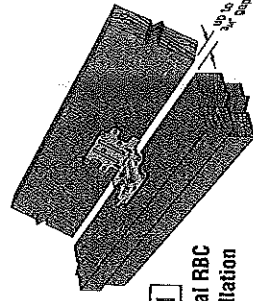
- IRC 2000/2003, R802.10.3 Lateral Support
- IRC 2000/2003, 2308.10.6 Blocking
- UBC 1997, 2320.12.8 Blocking

Blocking allows proper edge nailing of sheathing.

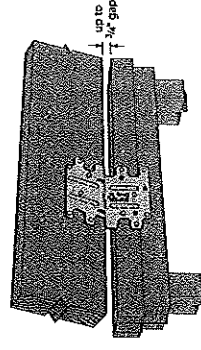
- Code references:
- IRC 2000/2003, Table R602.3(1), footnote 1
 - IRC 2000/2003, 2305.1.4 Shear Panel Connections
 - UBC 1997, 2315.1 General



Typical RBC Installation Over 1" Foamboard*



1 Typical RBC Installation



Model No.	Type of Connection	Bending Angle	Fasteners		Doug-Fir-Larch/ So. Pine Allowable Loads		Spruce-Pine-Fir Allowable Loads		Code Ref.
			To Plate	To Blocking	Lateral (133/160)	Lateral (133/160)	Lateral (133/160)	Lateral (133/160)	
RBC	1	45° to 90°	6-10dX1½	6-10dX1½	440	380	440	380	160
			6-10dX1½	6-10dX1½	485	420	485	420	
			3-½"x2¾" Titen®	6-10dX1½	350	350	350	350	

1. Allowable loads are for one anchor attached to blocking minimum 1½" thick.
2. RBC can be installed with up to ¾" gap and achieve 100% of the listed load.

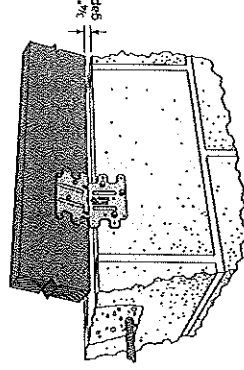
3. Allowable loads have been increased 33% and 60% for earthquake or wind loading with no further increase allowed; reduce where other loads govern.

4. When attaching to concrete use 3-½"x1¾" Titen®.

5. RBC installed over 1" foamboard has a load of 395 lb. (133/160%) in a parallel to wall (F₁) load direction for Douglas Fir. For SPF, the load is 340 lb.

6. NAILS: 10dX1½ = 0.148" dia. x 1½" long. See page 16-17 for other nail sizes and information.

2 Typical RBC Installation



3 Typical RBC Installation to CMU Block

A Angles and Z Clips

Z2 clips secure 2x4 flat blocking between joists or trusses to support sheathing.

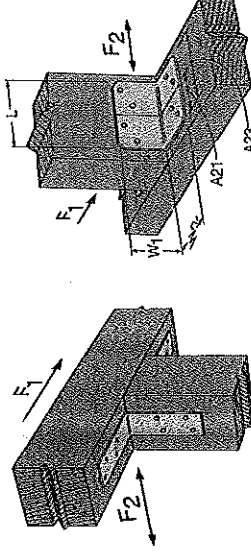
MATERIAL: Z clips—see table. A21 and A23—18 ga.; all other A angles—12 ga.

FINISH: Galvanized. Some products available in stainless steel or Z-MAX; see Corrosion-Resistance, page 6-7.

INSTALLATION: • Use all specified fasteners. See General Notes.

- Z clips do not provide lateral stability. Do not walk on stiffeners or apply load until diaphragm is installed and nailed to stiffeners.

CODES: See page 12 for Code Listing Key Chart.



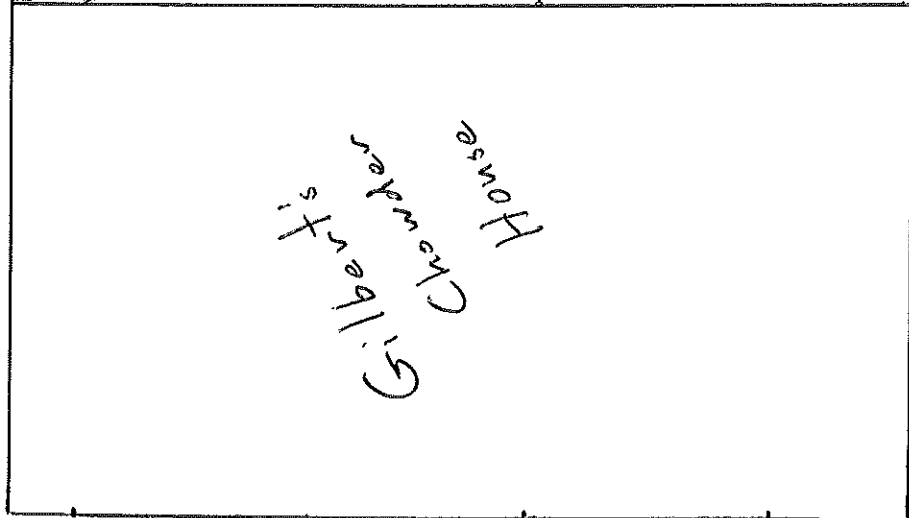
A44 Installation (A43 similar)

A21/A23 Installation

Available with additional corrosion protection. Check with factory.

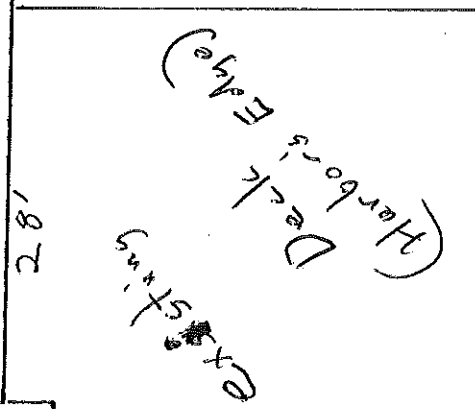
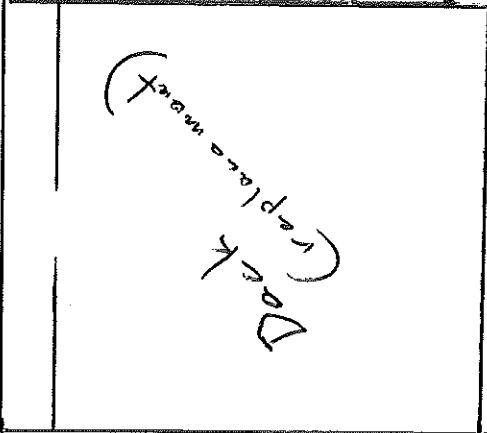
Model No.	Dimensions		Fasteners				Allowable Loads ¹ DE/SP				Code Ref.	
	W ₁	W ₂	Base Bolts	Base Nails	Post Bolts	Post Nails	F ₁	F ₂	F ₁	F ₂		
A21	2	1½	1½	—	2-10dX1½	—	2-10dX1½	180	175	245	175	4, 28, 37, 87, 104, 121
A23	2	1½	2½	—	4-10dX1½	—	4-10dX1½	485	485	585	565	4, 37, 87, 104, 121
A33	3	3	1½	—	4-10d	—	4-10d	625	330	750	330	—
A44	4½	4½	1½	—	4-10d	—	4-10d	625	295	750	295	—
A66	5½	5½	1½	2-3"	—	2-3"	—	—	—	—	—	—
A88	8	8	2	3-3"	—	3-3"	—	—	—	—	—	—
A24	3½	2	2½	1-½	—	1-½	2-10d	—	—	—	—	—
A311	11	13½	2	1-½	—	1-½	4-10d	—	—	—	—	170

Commercial St

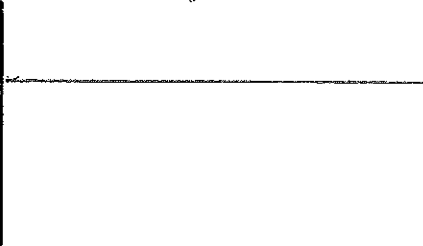


Parking Lot

Parking Lot



Brick Building



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon
Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**
- Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

[Signature]

Signature of Applicant/Designee

6-9-08

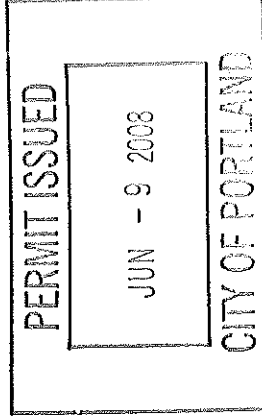
Date

[Signature]

Signature of Inspections Official

6/4/08

Date



City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0618	Date Applied For: 06/03/2008	CBL: 030 A001001
Owner Address: 5 EASTERN PROMENADE	Phone:	
Contractor Address: Portland	Phone:	
Permit Type: Alterations - Commercial		

Location of Construction: 86 COMMERCIAL ST	Owner Name: PROPRIETORS OF CUSTOM HO
Business Name:	Contractor Name: property owner
Lessee/Buyer's Name	Phone:

Proposed Use: Commercial - Restaurant "Gilberts" - replace 28' x 36' deck with 12 new split piles 8" x 10" Caps 10" x 10" (all pressured treated)	Proposed Project Description: replace 28' x 36' deck with 12 new split piles 8" x 10" Caps 10" x 2" x 16" framing & new decking (all pressured treated)
------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/06/2008

Note: **Ok to Issue:**

1) The work that is being approved under the eyes of zoning is for the exterior physical decking and associated supports and pilings of the wharf. This permit DOES NOT ESTABLISH OR CONFIRM ANY OUTSIDE DINING USE FOR GILBERTS. Separate research will be done to research the outside dining use to be determined at a later date. *UW*

2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 06/05/2008

Note: **Ok to Issue:**

1) At the completion of the work, a licensed engineer is required to sign off on the installation and that the structure is fit for occupation by the public.

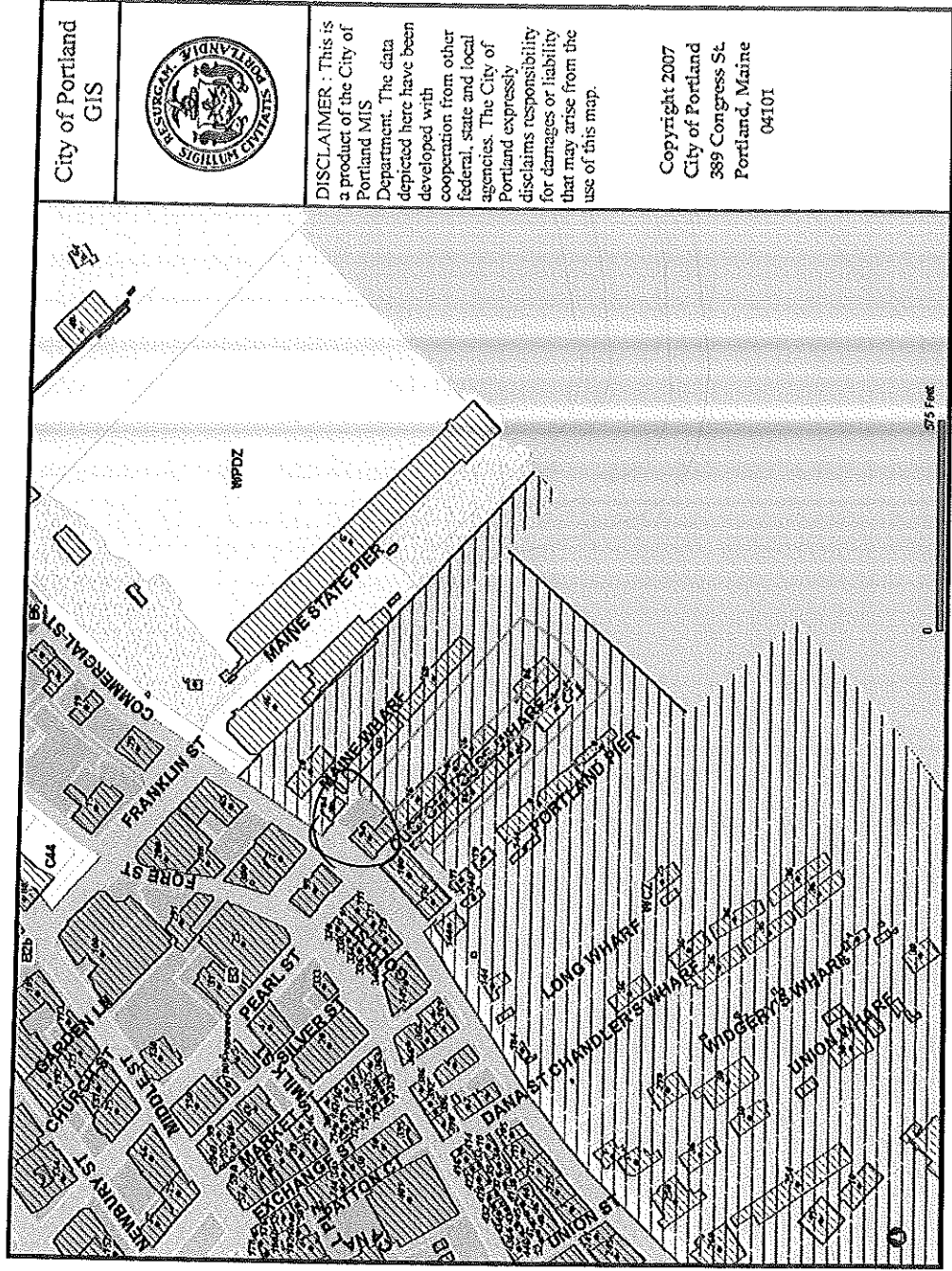
2) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard. Stair treads shall not be less than 11". Stair risers shall not be more than 7".

3) An inspection of the installation of the steel and concrete and structural bracing shall be conducted by a licensed engineer and his/her certification shall be submitted to this office stating compliance with the approved plans.

4) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.

Comments:

6/6/2008-mes: I have not yet been able to confirm the legal rights to the outside dining for Gilberts Restaurant. This permit is for the permission to work on the decking and supports of the Wharf decking.



City of Portland
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

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City of Portland
389 Congress St.
Portland, Maine
04101

140302

City of Portland BUILDING PERMIT APPLICATION Fee 40.00 Zone Map # Lot #

Prop. of. Custom House Whf Phone #

Gilbert's Chowder Hse 92 Commercial St 04101

TYPE OF CONSTRUCTION 92 Commercial St

Factor: Robert Haney Corst Sub:

Phone #

Construction Cost: 4,000.00 Proposed Use: Restaurant w/deck

Past Use: Restaurant

Existing Res. Units # of New Res. Units

Building Dimensions L W Total Sq. Ft.

Bathrooms # Bedrooms Lot Size

Proposed Use: Seasonal Condominium Conversion

Construction in Conversion Construct Deck as per plans

Foundation 30-A-1,2

1. Type of Soil:

2. Set Backs - Front Rear Side(s)

3. Footings Size:

4. Foundation Size:

5. Other

1. Sills Size: Sills must be anchored.

2. Girder Size:

3. Lally Column Spacing: Size:

4. Joists Size: Spacing 16" O.C.

5. Bridging Type: Size:

6. Floor Sheathing Type: Size:

7. Other Material:

Exterior Walls:

1. Studding Size Spacing

2. No. windows

3. No. Doors

4. Header Sizes Span(s)

5. Bracing: Yes No

6. Corner Posts Size

7. Insulation Type Size

8. Sheathing Type Size

9. Siding Type Weather Exposure

10. Masonry Materials

11. Metal Materials

Exterior Walls:

1. Studding Size Spacing

2. Header Sizes Span(s)

3. Wall Covering Type

4. Fire Wall if required

5. Other Materials

White - Tax Assessor

40.00 Zone Map # Lot #

PERMIT ISSUED For Official Use Only Date: 13 APR 94 Subdivision: APR 21 1994 CITY OF PORTLAND

Zoning: Street Frontage Provided: Provided Setbacks: Front Back Side Side

Review Required: Zoning Board Approval: Yes No Date: Planning Board Approval: Yes No Date: Conditional Use: Variance Site Plan Subdivision Shoreland Zoning: Yes No Floodplain: Yes No Special Exception: Other: (Explain) W.D. 4-15-94 B-3

Celling: 1. Ceiling Joists Size: 2. Ceiling Strapping Size Spacing Not in District nor Landmark 3. Type Ceilings: Does not require review 4. Insulation Type Size Requires Review 5. Ceiling Height: *****

Roof: 1. Truss or Rafter Size Spacing: Approved 2. Sheathing Type Size Approved with Conditions 3. Roof Covering Type

Chimneys: Type: Number of Fire Places Date: 4/15/94 Signature: [Signature]

Heating: Type of Heat: [Handwritten]

Electrical: Service Entrance Size: Smoke Detector Required Yes No

Plumbing: 1. Approval of soil test if required Yes No 2. No. of Tubs or Showers 3. No. of Flushes 4. No. of Lavatories Use Group U. Type 5-B 5. No. of Other Fixtures

Swimming Pools: 1. Type: 2. Pool Size: x Square Footage 3. Must conform to National Electrical Code and State Law.

Permit Received By Mary Gresik

Signature of Applicant James E. Gilbert Date 13 Apr 94

Signature of Applicant James E. Gilbert Date 13 Apr 94

Signature of Applicant James E. Gilbert Date 13 Apr 94

Signature of Applicant James E. Gilbert Date 13 Apr 94

Signature of Applicant James E. Gilbert Date 13 Apr 94

Signature of Applicant James E. Gilbert Date 13 Apr 94

Signature of Applicant James E. Gilbert Date 13 Apr 94

PERMIT ISSUED WITH REQUIREMENTS

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO [Handwritten]

JOISTS SPAN

JOISTS SIZE

DISTANCE BETWEEN JOISTS

DECKING

GUARD HEIGHT

DISTANCE BETWEEN BALUSTER

STAIR CONSTRUCTION

2 x 6

2 x 8

2 x 10

16" O.C.

24" O.C.

other

5/4

other explain

32"

36"

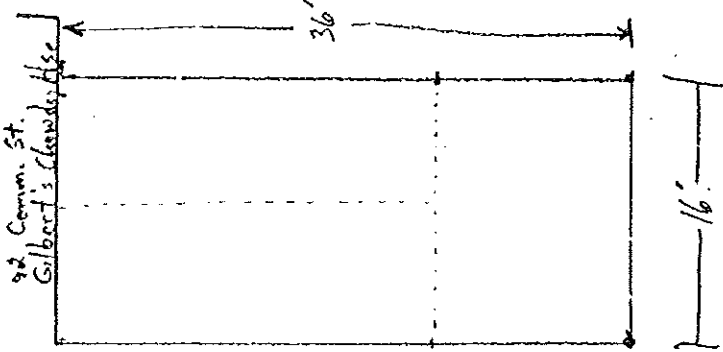
4" spacing between

9" tread

8 1/4" rise

None

Please use space below for drawing of deck with measurements.



92 Comm. St.

Gilbert's Cleaners

Boone's
Pking Lot

T. Comm. St.

Canopy 24' x 16'

Posts 4' x 6" Spruce

Rafters 2' x 6" Spruce

1/2" CDX Plywood Sheathing

3 Tab Roof Shingles with

Drip Edge

16'

3'

Deck 36' x 16'

Built on 10" Soma Tables 4' Deep

w/ 2 x 10 Carrying Beams 7' O.C.

2 x 8 Joists 16" O.C. w/ 3/4" x 6" Spruce Decking

Rails 4' x 6" spruce w/ 2x4 Railing

Two Way

CLASS OF BUILDING PROJECT
TYPE OF BUILDING PROJECT

GILBERT'S

Chowder House

42 Commercial St.

Jim Gilbert

865-3909

Party
Owner

Custom House Prope
Mgr. John Mac Go

□ = 2 square feet

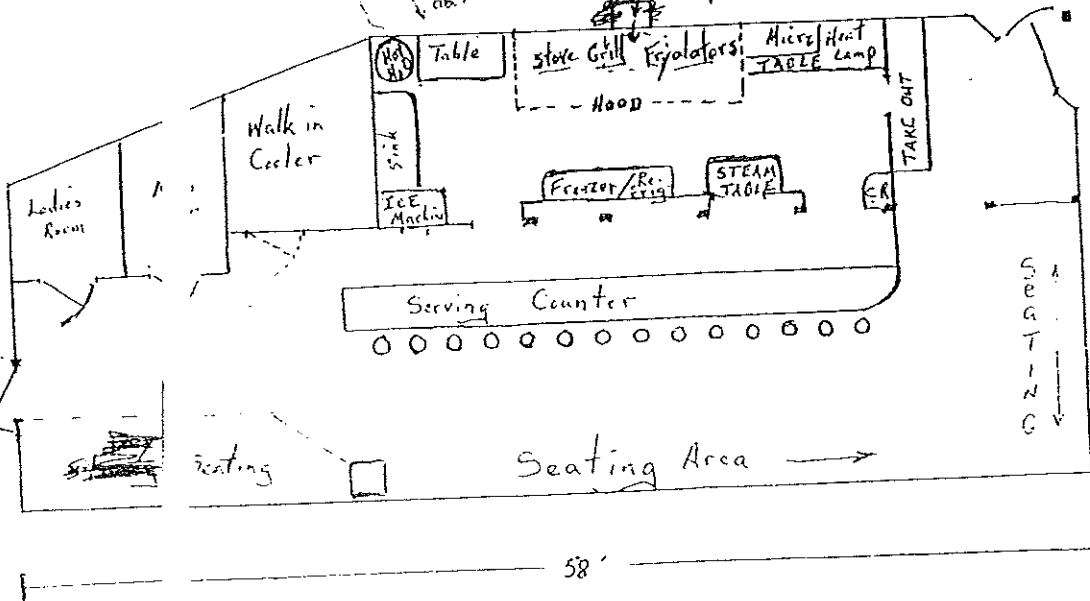
CREIGHTON BLDG.

← Breezway →

Custom
House
Wharf

Storage Loft
above kitchen

Vent up thru roof



24'

Commercial Street

THE PRIORITY MANAGER

© 1991 Priority Management Systems Inc. Printed in U.S.A.

Parking Lot - five spaces



1 July 2008

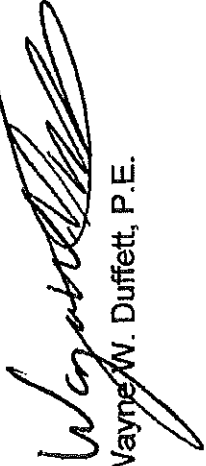
Mr. Ken Macgowan
18 Custom House Wharf
Portland, ME 04101

Re: East Side Bents 8-12

Dear Ken:

I examined east side bents 8-12 and the new stringers and decking this morning and find them to be in compliance with the plans and specifications. Please let me know when the decking is complete and I will make a final inspection.

Very truly yours,
TEC ASSOCIATES



Wayne W. Duffett, P.E.

**Memorandum
Department of Planning and Development**



To: Wayne Duffet
From: Jeanie Bourke
cc: Penny Littell, Chris Hanson
Date: July 3, 2008
Subject: Custom Hse Whf inspection, east side bents 8-12, Gilberts deck permit

Wayne,

As you requested, I am sending you my observations of the framing/piling the inspection. I received your letter of inspection on 7/1/08 stating compliance with plans and specifications of the permit. Overall the work is very satisfactory and meets the approved plans. The following are the inspection findings regarding the approved fastening design:

1. One question I have is if you inspected the forms prior to concrete? This was a condition of the approved permit.
2. It appeared that several of the specified $\frac{3}{4}$ " x 18" button head pins were not installed at each piling that had blocking under the cap beam. Where installed they were thru bolted, which is great.
3. None of the $\frac{1}{2}$ " x 12" boat spikes were observed at the piling to beam or blocking connection.
4. Have you observed the condition of the pilings under the Gilbert's structure? These are not part of the 1-12 wharf bents.

7 July 2008

Ms. Jeanie Bourke
Department of Planning and Development
389 Congress Street
Portland, ME 04101

Re: Custom House Wharf, East Bents 8-12

Dear Ms. Bourke:

I have your memo of 3 July and offer the following responses:

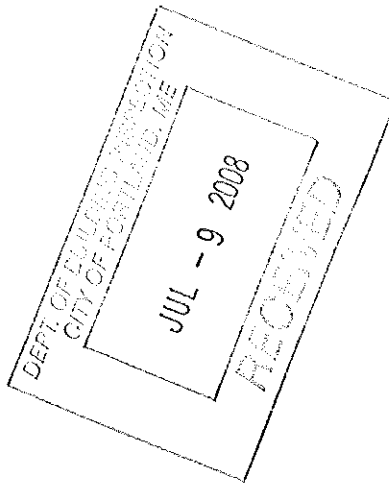
1. I made inspections on 6/12, 6/21, 6/26, and 7/1. In my inspection of 6/12 I noted that most of the piles to post had been done and the new post, wire fabric, and forms were in place but not yet filled with concrete. I took no exceptions to the work. See attached report.
2. In my inspection of 6/26, before stringers were installed, I noted that all caps were in place and all pins and bolts were in. It may be difficult to see some pins that were driven into the wood. See attached report.
3. The boat spikes are used to toe-nail a pile stub into an existing cap since the deck is in the way of installing a pin. In new construction the cap is simply pinned to the pile. No pins or spikes would be visible from the outside.
4. I have been under the Gilberts building and noted that the piles are unusually big. There is no bracing on these piles because they are full-length driven piles with substantial lateral capacity.

Very truly yours,

TEC ASSOCIATES


Wayne W. Duffett, P.E.

cc: Ken Macgowan
Penny Littell





ENGINEER'S CONSTRUCTION OBSERVATION REPORT	
PROJECT IDENTIFICATION	
OWNER: Prop. of Custom Hs. Wf.	PROJECT: Pier Renovations
ADDRESS: 18 Custom House Wf.	NAME:
CITY: Portland	TEC PROJECT NUMBER: 0637-1
STATE: Maine 04101	

DATE: 6/10/08
 TIME arr: 12:30 P
 TIME dep: 1:10 P
 WEATHER: Sun 75°

Contractors on site: Bob and crew

Foremen:
 Number of men working:
 Equipment on site: Small tools

Brief description of work in progress: *Pile piling. Most of the piles in bents 8-12 to post have been cut, the post installed, and the wire fabric and form in place. Plan is to pour concrete on all posts on Friday. Some discussion about one post adjacent to brick building agreed to be removed, pour footer, place new post on footer, bolt to existing and pour. Two posts high up on the bank Bob had set on concrete pad account studs poor, I concerned.*

Safety and environmental compliance: *Y*

Work in compliance with plans and specifications? *Y*

Any problems which will delay project completion? *N*

Operational delays to or by Owner? *N*

Is the project area safe for the Owner's use? *Deck closed,*

Other problems? *N*

Action taken to correct deficiencies: *✓*

Photographs taken: *✓*

Engineer *Wagner*



ENGINEER'S CONSTRUCTION OBSERVATION REPORT	
PROJECT IDENTIFICATION	
OWNER: Prop. of Custom Hs. Wf.	PROJECT Pier Renovations
ADDRESS: 18 Custom House Wf.	NAME
CITY: Portland	TEC PROJECT NUMBER: 0637-1
STATE: Maine 04101	DATE: 6/28/07
	TIME arr: 6:35 PM
	TIME dep: 6:45 PM
	WEATHER: Cloudy 76°

Contractors on site: Not working, after hours.

Foremen: —
 Number of men working: —
 Equipment on site: —

Brief description of work in progress: All pils in place and connected. All caps in place. All looks good. All pins + bolts in. No bracing, strgs, or decking placed yet.

Safety and environmental compliance: ok

Work in compliance with plans and specifications? Yes.

Operational delays to or by Owner? No

Is the project area safe for the Owner's use? Not in service.

Other problems? No

Action taken to correct deficiencies: —

Photographs taken: —