ID INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

PERMIT ISSUED
00274
FEB 20 1947

Portland, Maine, December 27, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Jan. 18, 1947 plan filed

The undersigned hereby applies for a permit to ~~erect, alter, repair, demolish~~ install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 6 Custom House Wharf Within Fire Limits? yes Dist. No. 2

Owner's name and address Eugene Boore, 6 Custom House Wharf Telephone

Lessee's name and address Telephone

Contractor's name and address Hahnel Bros. Co., 42 Main St., Lewiston, Maine Telephone

Architect Specifications Plans No. of sheets

Proposed use of building ~~Restaurant~~ No. families

Last use " No. families

Material ~~frame~~ No. stories 2 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ Fee $ 1.00

INSPECTION NOT COMPLETED

General Description of New Work

To install mechanical ventilation system as per plans.

Permit Issued with Letter

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Is any plumbing work involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Hahnel Bros., Inc.Co.

Signature of owner by: Emil N. Schaab Asst Mgr.

INSPECTION COPY

Permit No. 49/274

Location 6 Custom House Wharf

Owner Eugene Proone

Date of permit 4/20/49

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Alt. 6/2366
Hoist 49/42

NOTES

2/8/49 Temporary permit
to upland by pulmount
from which unavailed,
must quick. — CC.

INSPECTION NOT COMPLETED

AP 6 Custom House Wharf-I
(mechanical ventilation)

ATH
ESS
RMT
AJS
PH
DC
DJ
BS

February 20, 1947

Mahnel Bros. Company
42 Main Street
Lewiston, Maine

Subject: Building permit for mechanical ventilation system for kitchen at Boone's Restaurant, 6 Custom House Wharf

Gentlemen:

Above permit is herewith, subject to the following:

Where the plan shows an additional thimble of metal to be inserted between the vent pipe where it goes through the roof and the existing collar attached to the wooden framing, the space between the new collar at the under side of the roof framing and that framing will have to be closed in some manner with non-burnable material, otherwise a fire developing in second floor would pass quickly up into the ventilation penthouse.

Very truly yours,

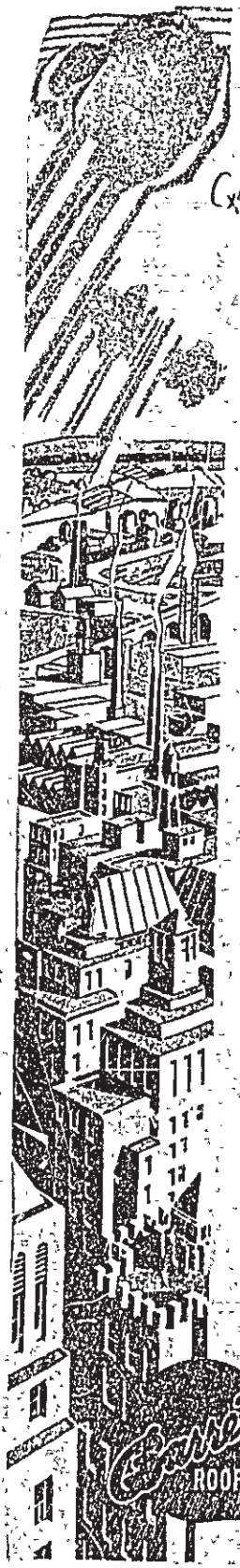
Inspector of Buildings

WJCD/S

CC: Mr. Eugene Boone
6 Custom House Wharf

Burnham-McLellan
149½ Congress Street

P.S. It is my understanding from talking with your representative that a guard is to be provided in second floor around the vent pipe of incombustible material, probably heavy wire screening extending to a height of at least six feet above the floor and [illegible] stiffened and held in place by substantial incombustible members to the end that should combustible storage be in second floor, it could not be piled against or fall against the vent pipe.



Copy with Dr

HAHNEL BROS. CO.

ROOFING, SHEET METAL, AND STEEL CEILING
CONTRACTORS AND DEALERS
42 MAIN STREET, LEWISTON, MAINE

TELEPHONE 1144

Feb. 16, 1947.

RECEIVED
FEB 19 1947
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

City of Portland, Maine.
Mr. Warren McDonald,
Inspector of Buildings.

Dear Sir:

Replying to your letters of Feb. 13th, and Jan. 29th, regarding mechanical ventilation of kitchen at Boone's restaurant, please be advised that Burnham & Mcclellan is drawing up a plan, incorporating all the requirements of your letter, and our verbal conversation of yesterday, and they promised to do it today, and that you should have it tomorrow.

We trust that you will find it in order, and upon receipt of the same, will issue us a permit.

We have furnished a temporary fan, and have completed a sheet iron connection from the pipe to the fan and to the outside of penthouse, and have furnished a sheet iron louvre, all of which we trust meets with your approval.

Thanking you for your consideration, we remain

Very truly yours,

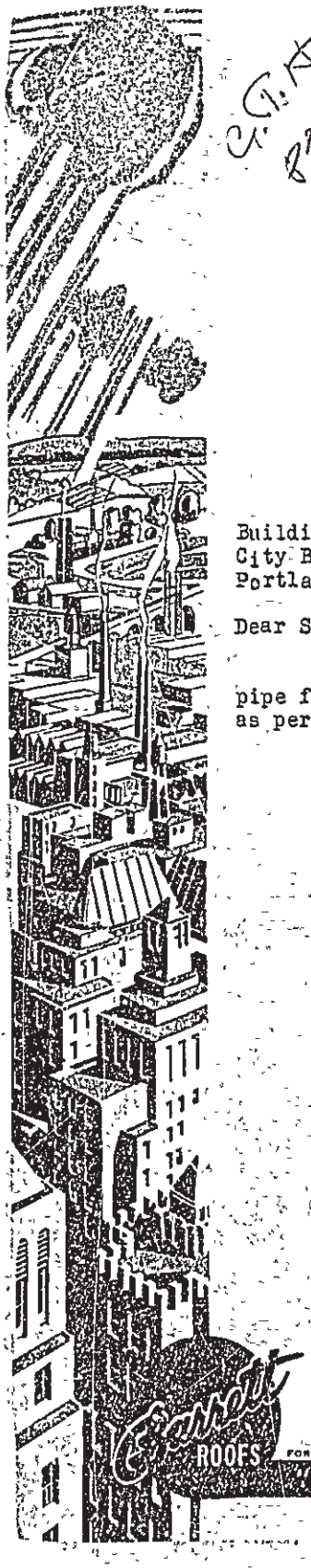
HAHNEL BROS. CO.

Earl R. Shaw

ASST. MGR.

FORM C

BETWEEN THE WORLD AND THE WEATHER SINCE 1854



HAHNEL BROS. CO.

ROOFING, SHEET METAL AND STEEL CEILING
CONTRACTORS AND DEALERS

42 MAIN STREET, LEWISTON, MAINE

TELEPHONE 1144

Jan. 17, 1947.

Building Inspector,
City Building,
Portland, Maine.

Dear Sir:

We are inclosing drawing of proposed ventilation pipe for Boone's Restaurant on Custom House Wharf, Portland, as per application made for the same, a short time ago.

We trust you will find same in order, and remain

Very truly yours,

HAHNEL BROS. CO.

ASST. MGR.

RECEIVED
JAN 18 1947
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

FORM E

"BETWEEN THE WORLD AND THE WEATHER SINCE 1914"

ATH
SS
RMT
VAJS
PH
DC
VDJ
BS

AP 6 Custom House Wharf-I
(Ventilation system)

January 29, 1947

Mahnel Brothers
42 Main Street
Lewiston, Maine

Burnham-McLellan
491½ Congress Street

Mr. Eugene Boone
6 Custom House Wharf

Subject: Application for building permit to cover mechanical ventilation of kitchen at Boone's Restaurant at 6 Custom House Wharf

Gentlemen:

Mahnel Brothers' plan is short considerable information to show compliance with the Building Code requirements and to show the arrangement agreed upon at this office several weeks ago, and some of the details shown are not in compliance with the Ordinance.

As I remember our discussion, the general contractor was to apply for an amendment to his permit to cover construction of the ventilation penthouse. The sketch filed shows little about the size of the penthouse and nothing at all as to framing, roofing, etc. Section 5lde of the Code requires that the frame walls be covered on the outside and inside and the cornice covered also with incombustible material.

One of the other details agreed upon at our conference was the provision of a heavy wireguard around the vent duct in second story, suitably anchored and sufficiently high to prevent any material coming close to the vent pipe.

Section 602c4 of the Code requires that the hood be at least 9" below the ceiling above it. The sketch is not very clear, but in many ways to scale it looks as though the top of the hood would be very close to the ceiling over it.

While the sketch shows a 6" space between the vent pipe and the thimble through both floor and roof, it is not clear that the sides of the thimble will set at least 1" away from the headers framing the openings in floor and roof, nor that the flanges of the thimble will be at least 2" wide and that the thimble at the roof will extend no less than 9" above the roof, all as required by Section 602d2 of the Code.

There should also be shown and provided some type of incombustible firestop at the opening in second floor and roof where the pipe goes up through to prevent a fire in the kitchen passing quickly to second floor outside of the pipe or from second floor to penthouse.

The ventilation contractor should bear in mind that standards for such a ventilation system has been set up as having the same force as though in the text of the Code as Standards of the National Board of Fire Underwriters for the Installation of Air Conditioning, Warm Air Heating, Air Cooling and Ventilating System (Pamphlet No. 90) which contains requirements to thickness of metal to be used and many others. If this contractor does not have a copy of this pamphlet, it may be consulted at this office.

Please furnish the missing information so that we can issue the permit. All

January 29, 1947

necessary details to satisfy the requirements of the Building Code so that we can issue the permit can be shown most clearly on the plan. While it sometimes appears easier to come in here and talk these matters over, we have already had one lengthy conference, and such a method of furnishing the necessary information leaves us without any record that our inspector can use on the job or that we can refer to later to find out what was agreed upon.

Very truly yours,

Inspector of Buildings

WMcD/J

PERMIT ISSUED
00082
JAN 15 1947

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 9, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location Custom House Wharf Use of Building Restaurant No. Stories 2 ~~New Building~~ Existing "

Name and address of owner of appliance Beanes Restaurant Telephone 2-5272

Installer's name and address Portland Gas Lt Co

Health Notices to Health Officer and this

General Description of Work

To install 3 Gas Fired Steam Boilers, 3 Gas Fired Broilers 4 Fryers 3 Ranges 1-gas-fired bake oven

INSPECTION NOT COMPLETED

IF HEATER, OR POWER BOILER

Location of appliance or source of heat 1st Floor Type of floor beneath appliance Concrete

If wood, how protected? Kind of fuel Gas

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 4'

From top of smoke pipe 2' From front of appliance 4' From sides or back of appliance 2'

Size of chimney flue 12 x 16 Other connections to same flue ~~2 Steam Boilers~~ None

If gas fired, how vented? To masonry Flue Rated maximum demand per hour 750,000 Btu

ok'd by C.G.H.

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories?

Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?

Type of floor beneath burner Number and capacity of tanks

Location of oil storage

If two 275-gallon tanks, will three-way valve be provided? How many tanks fire proofed?

Will all tanks be more than five feet from any flame?

IF COOKING APPLIANCE

Location of appliance 1st Floor Kind of fuel Gas Type of floor beneath appliance Concrete

If wood, how protected?

Minimum distance to wood or combustible material from top of appliance 6'

From front of appliance 4' From sides and back 6' From top of smokepipe

Size of chimney flue Other connections to same flue

Is hood to be provided? Yes If so, how vented?

If gas fired, how vented? To Hood Rated maximum demand per hour 200,000 BTU

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Hood Tube provided by others as shown on plan by Mr. MacDonald

Floor Construction is 4" of Concrete on steel. Air space of 4" or more to be provided under all appliances where minimum distance to combustible is less than 12"

Bake oven vented to chimney - 12" legs only connection

Amount of fee enclosed? 7.00 ($1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Installer Anthony J. Margulis

FILE COPY

INDUSTRIAL ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
1598
SEP 5 1935

Class of Building or Type of Structure Third Class

Portland, Maine, Sept. 4, 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~install~~ the following building ~~structure equipment~~ in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 6 Custom House Wharf Ward 3 Within Fire Limits? yes Dist. No. 2

Owner's ~~or Lessee's~~ name and address Proprietors of Custom House Wharf, Telephone

Contractor's name and address Fred F. G. Hellier Telephone

Architect's name and address

Proposed use of building Restaurant No. families

Other buildings on same lot

Plans filed as part of this application? yes No. of sheets 1

Estimated cost $ 50. Fee $ .50

Description of Present Building to be Altered

Material wood, ~~metal-clad~~ No. stories 2 Heat Style of roof Roofing

Last use Restaurant No. families

General Description of New Work

To put in new partitions (2x3 studding with sheathing on both sides, to ceiling) to provide new toilet and vestibule on second floor, cutting in new window at least three square feet in area for ventilation of same; doors to both vestibule and toilets to be at least two feet wide and made self-closing in such a way that there will be little chance of both doors being open at the same time

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Height average grade to top of plate

Size, front depth No. stories Height average grade to highest point of roof

To be erected on solid or filled land? earth or rock?

Material of foundation Thickness, top bottom

Material of underpinning Height Thickness

Kind of Roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Kind of heat Type of fuel Is gas fitting involved?

Corner posts Sills Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated

Total number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Proprietors of Custom House Wharf

Signature of owner By Fred F. G. Hellier

INSPECTION COPY

W. Bilsen

Smith Gill Sons & Gill, Inc.

5/6/13

P. 41/209-I

February 25, 1931

Oliver T. Sanborn, Chief
of the Fire Department

Dear Sir:

While inspecting some minor alterations in the second floor of Boone's Restaurant at 6 Custom House Wharf, an inspector from this office reports that he can find only one means of egress, consisting of an inside stairway, existing from this second floor dining room.

This condition is reported to you for whatever action seems desirable on the part of the Board of Fire Engineers.

Very truly yours,

WJcD/H

Inspector of Buildings

(1) INDUSTRIAL ZONE

PERMIT ISSUED

APPLICATION FOR PERMIT

Permit No. 0209

FEB 21 1941

Class of Building or Type of Structure _____

Portland, Maine, February 20, 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.:

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 6 Custom House Wharf — Within Fire Limits? no — Dist. No. _____

Owner's ~~or lessee's~~ name and address Proprietors of Custom House Wharf — Telephone _____

Contractor's name and address Lessee Boone's Restaurant 105 Preble Street — Telephone 2-9672

Architect _____ — Plans filed no — No. of sheets _____

Proposed use of building Restaurant — No. families _____

Other buildings on same lot _____

Estimated cost $ 300. — Fee $ .75

Description of Present Building to be Altered

Material wood — No. stories 2 — Heat _____ — Style of roof _____ — Roofing _____

Last use Restaurant — No. families _____

General Description of New Work

To partition off private dining room 21' x 32' in one corner of existing large dining room on second floor (double door into main dining room and single door to hall) 2x3 studs, 16" OC, covered with sheathing and insulating board

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Is any plumbing work involved in this work? _____

Is any electrical work involved in this work? _____ — Height average grade to top of plate _____

Size, front _____ depth _____ No. stories _____ — Height average grade to highest point of roof _____

To be erected on solid or filled land? _____ — earth or rock? _____

Material of foundation _____ — Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ — Height _____ — Thickness _____

Kind of roof _____ — Rise per foot _____ — Roof covering _____

No. of chimneys _____ — Material of chimneys _____ — Lining _____

Kind of heat _____ — Type of fuel _____ — Is gas fitting involved? _____

Framing lumber—Kind _____ — Dressed or full size? _____

Corner posts _____ — Sills _____ — Girt or ledger board? _____ — Size _____

Material columns under girders _____ — Size _____ — Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ — height? _____

If a Garage

No. cars now accommodated on same lot _____ — to be accommodated _____

Total number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner Boone's Restaurant By J. Kennedy

INSPECTION COPY

Wm. A. Reculaif

Permit No. 41/209

Location: Custom House Wharf

Owner: Bonne's Restaurant

Date of permit: 2/21/41.

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 2/27/41. O.K.

Cert. of Occupancy issued None

H.W. Boiler 41/197

NOTES

Pls. check means of egress from entire and [illegible] dining room. [illegible] 2/24/41 - Letter Talent inquiring of Engineer. [illegible] 2/24/41. This undoubtedly along before permit issued. etc.

(I) INDUSTRIAL ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
02368
NOV 30 1948

Class of Building or Type of Structure Third Class

Portland, Maine, November 8, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Custom House Wharf Within Fire Limits? yes Dist. No. 1

Owner's name and address Prop. of Custom House Wharf Telephone

Lessee's name and address Eugene Boone, Custom House Wharf Telephone

Contractor's name and address Burnham-McLellan, 491½ Congress Street Telephone 2-5951

Architect Specifications Plans yes No. of sheets 6

Proposed use of building Restaurant No. families

Last use Restaurant No. families

Material Frame No. stories 2 Heat gas-fired boiler Style of roof Flat Roofing Tar & Gravel

Other buildings on same lot

Estimated cost $ 2,000 Fee $ 6.00

INSPECTION NOT COMPLETED

General Description of New Work

To enlarge restaurant as per plans submitted.

Health Notices to Health Officer and thus ✓

Permit Issued with Letter

Permit Issued with Letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Is any plumbing work involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner Prop. of Custom House Wharf
By: Burnham-McLellan
Per: [signature]

INSPECTION COPY

Permit No. 46/2366

Location Custom House Wharf

Lessee

Owner Eugene Boone

Date of permit 11/30/46

Notif. closing-in 1/18/47 2-10

Inspn. closing-in 1/24/47 Eng Ok

Final Notif.

INSPECTION NOT COMPLETED

Final Inspn.

Cert. of Occupancy issued

Heating equip. 47-02 Vent. 3/7/47

NOTES

[illegible]

[illegible] 1-8-47 - Walls in opening, windows and ceiling off. Partitions have been closed in without notification for inspection. Builder is to provide stairways and [illegible] as shown on building equipment installation plans are to be shown on Bissell & Richards - Bissell plan to the Subcontractor Pub. Board - Skinny seating and other [illegible]

1-13-47 Walls & opening [illegible] ceiling strip [illegible] [illegible] Proper [illegible] [illegible]

1/29/47 Walls will always including bulkhead extension for which permit has not yet been issued (affidavit has been made) So advised Mr Boone of this date [illegible]

2-11-47 See attached letter with letter for this info. (Printed 2-12-47 - letter 2-13-47)

3/19/47 - Ultimatum [illegible]

3/22/47 Mentioned matter in above letter with Mr Boone & Bumbaca - McDellan stairs are to be erected matters officially notified [illegible]

BP 46/2366-1
(Boone's Res aura
3/27/47/H

ATH
SSS
RMT
AJS
PH
DC
AJ
SS

March 19, 1947

Mr. Eugene Boone
6 Custom House Wharf
Proprietors of Custom House Wharf
John F. Randall, Agt.
84 Commercial Street

Subject: Non-compliance with Building Code and Public Assemblage Ordinance at Boone's Restaurant, 6 Custom House Wharf

Gentlemen:

The enlarged restaurant has been open for some time now and it is being operated without safety features required by law. Our inspector has talked a number of times with Mr. Boone, I have talked with him, and on March 12, no improvement had been made.

This is a case where the safety of the public and of the employees of Boone's Restaurant is involved in an establishment approved by the Municipal Officers by issuance of a victualer's license. Such a situation leaves no room for indefinite delay such as has been going on.

If these matters are not all taken care of promptly, you will leave me no alternative but to go to the Municipal Officers on the question of the restaurant license much as I dislike to take any such steps. Furthermore, it is my belief that, should any disaster, either major or minor, take place under these circumstances involving these features that both owners of the building and proprietor of the restaurant would find themselves in a very serious situation as to liability.

Of course, it is not the function of the City or this office to determine who shall carry out these improvements. May I hear from you as to what you will do no later than March 25?

Very truly yours,

Inspector of Buildings

WMCD/S

B-16/266-1
Fa/6 Custom House Wharf

AEH
SSS
RMT
AJS
PN
VDC
DJ
VBS

February 14, 1947

Mr. Eugene Boone
6 Custom House Wharf
Portland 3, Maine

Subject: Safety features in connection with Boone's Restaurant

Dear Sir:

I can readily appreciate the trying time through which you have been passing in getting the enlarged Boone's Restaurant ready for opening, but our inspector reports certain features which are essential to safety which have not been taken care of. Outside of compliance with Building Code requirements there is the even more important feature of safety to your patrons, for none of us can tell when an emergency may strike.

Instead of the vestibule locksets called to your attention when the permit was issued, the front entrance door from the wharf and the vestibule door inside of it have bolts on them. Now that we have your public assemblage plans, however, it appears that the maximum number of persons which could be accommodated, including employees on the premises at one time, would exceed 150. Where this number exceeds 150, the Building Code requires that all entrance doors and emergency exit doors intended primarily for the public shall be equipped with anti-panic hardware. If this figure of over 150 is correct, therefore, it will mean anti-panic hardware on the rear exit door from the dining room where you have provided vestibule locksets and also anti-panic hardware on the front entrance door, and, if locks are to be used at all or any fastenings on the vestibule door, anti-panic hardware on that door also. Whatever hardware is required should be supplied upon the entrance door and vestibule door immediately so that the bolts may be removed.

The exits for your employees from their second floor quarters are very much inadequate. I understand that either the owners of the building or your contractor is cutting in a new exit doorway from second floor in the wall of the room marked on the second floor plan "existing light storage". We have no objection to a door being cut in this room to the roof outside, but it is not a suitable location for an exit, and there must be at least one exit door cut in the rear wall of the room marked on the plan "employees lounge". This door must be equipped with a vestibule lockset and must have an illuminated exit sign over it and the door leading from the hallway to the room must have another illuminated exit sign or a standard exit sign with light enough at all times in the corridor so that a person can see the exit sign over the door to the employees lounge.

As called to your attention in my letter with the permit but not done, a stout railing must be provided outside of the new exit door along the roof of the passageway to steam boat waiting room below to the stairway leading down to the wharf which was erected some time ago. Also, the door at the top of these stairs must be equipped with a vestibule lockset. At our last inspection it was still locked with a hasp and padlock, so that persons forced to use this means of egress could not get down the stairs. This situation must be cleared up immediately for, should some emergency take place on second floor so that your employees that might be up there could not get down the stairs in their new location, they would be in a dangerous situation indeed, and you would have to bear the responsibility.

In addition to the questions about the ventilation system for the kitchen which I have raised in another letter, our inspector reports that no suitable and substantial incombustible guard has been provided around the ventilating duct where it passes through the second story, as was talked over and I understood agreed upon at our conference several weeks ago.

February 14, 1947

The arrangement of tables in the dining room shown on the public assemblage plans which you filed here on February 6 is not the same arrangement as you actually have in the dining room at present. The arrangement of loose tables and chairs in a place of assemblage like this comes under the jurisdiction of the Chief of the Fire Department, and I am sure that he would not approve the arrangement shown on the plans. I suggest that you set up the arrangement of tables and chairs the way you want them, then ask Mr. Sanborn to inspect the arrangement and see if it satisfies requirements. If it does not, change the arrangement to meet the needs and then have your architect revise the plans to show the correct arrangement and (b) show the chairs as well as the tables. The general requirements of the law are that where the tables and chairs are movable, there shall be aisles no less than three feet wide leading to the exits. In the past Chief Sanborn has approved arrangement of two rows of tables, then a 3-foot aisle and then two more rows of tables and then another 3-foot aisle, the aisles of course to have clear width between chairs. It is customary to allow 18 inches for each chair with a person sitting in it.

Very truly yours,

Inspector of Buildings

WRCD/s

Cc: Proprietors of Custom House Wharf
Custom House Wharf

Burnham-McMillan
497½ Congress Street

BR 46/2366-1
FA 6 Custom House Wharf

February 14, 1947

Mr. Eugene Boone
6 Custom House Wharf
Portland 3, Maine

Subject: Safety features in connection with Boone's Restaurant

Dear Sir:

I can readily appreciate the trying time through which you have been passing in getting the enlarged Boone's Restaurant ready for opening, but our inspector reports certain features which are essential to safety which have not been taken care of. Outside of compliance with Building Code requirements there is the even more important feature of safety to your patrons, for none of us can tell when an emergency may strike.

Instead of the vestibule locksets called to your attention when the permit was issued, the front entrance door from the wharf and the vestibule door inside of it have bolts on them. Now that we have your public assemblage plans, however, it appears that the maximum number of persons which could be accommodated, including employees on the premises at one time, would exceed 150. Where this number exceeds 150, the Building Code requires that all entrance doors and emergency exit doors intended primarily for the public shall be equipped with anti-panic hardware. If this figure of over 50 is correct, therefore, it will mean anti-panic hardware on the rear exit door from the dining room where you have provided vestibule locksets and also anti-panic hardware on the front entrance door, and, if locks are to be used at all or any fastenings on the vestibule door, anti-panic hardware on that door also. Whatever hardware is required should be supplied upon the entrance door and vestibule door immediately so that the bolts may be removed.

The exits for your employees from their second floor quarters are very much inadequate. I understand that either the owners of the building or your contractor is cutting in a new exit doorway from second floor in the wall of the room marked on the second floor plan existing light storage. We have no objection to a door being cut in this room to the roof outside, but it is not a suitable location for an exit, and there must be at least one exit door cut in the rear wall of the room marked on the plan "employees lounge". This door must be equipped with a vestibule lockset and must have an illuminated exit sign over it and the door leading from the hallway to the room must have another illuminated exit sign or a standard exit sign with light enough at all times in the corridor so that a person can see the exit sign over the door to the employees lounge.

As called to your attention in my letter with the permit but not done, a stout railing must be provided outside of the new exit door along the roof of the passageway to stairway leading down to the waiting room below to the stairway leading down to the wharf which was erected some time ago. Also, the door at the top of these stairs must be equipped with a vestibule lockset. At our last inspection it was still locked with a hasp and padlock, so that persons forced to use this means of egress could not get down the stairs. This situation must be cleared up immediately for, should some emergency take place on second floor so that your employees that might be up there could not get down the stairs in their new location, they would be in a dangerous situation indeed, and you would have to bear the responsibility.

In addition to the questions about the ventilation system for the kitchen which I have raised in another letter, our inspector reports that no suitable and substantial incombustible guard has been provided around the ventilating duct where it passes through the second story, as was talked over and I understood agreed upon at our conference several weeks ago.

February 14, 1947

The arrangement of tables in the dining room shown on the public assemblage plan which you filed here on February 3 is not the same arrangement as you actually have in the dining room at present. The arrangement of loose tables and chairs in a place of assemblage like this comes under the jurisdiction of the Chief of the Fire Department, and I am sure that he would not approve the arrangement shown on the plans. I suggest that you set up the arrangement of tables and chairs the way you want them—then ask Chief Sanborn to inspect the arrangement and see if it satisfies requirements. If it does not, change the arrangement to meet the needs and then have your architect revise the plans to show the correct arrangement and to show the chairs as well as the tables. The general requirements of the law are that where the tables and chairs are movable, there shall be aisles no less than three feet wide leading to the exits. In the past Chief Sanborn has approved arrangement of two rows of tables, then a 3-foot aisle and then two more rows of tables and then another 3-foot aisle, the aisles of course to have clear width between chairs. It is customary to allow 18 inches for each chair with a person sitting in it.

Very truly yours,

Inspector of Buildings

WMcD/c

CC: Proprietors of Custom House Wharf
Custom House Wharf

Burnham-McLellan
491½ Congress Street

/2365-Amdt. A1-1

ATH
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February 13, 1947

Burnham-McLellan
491½ Congress Street
Attn: Eugene Boone

6 Custom House Wharf
Nahmel Brothers Company
42 Main Street
Lewiston, Maine

Subject: Amendment to building permit at 6 Custom House Wharf covering construction of penthouse on the roof of the building for ventilation purposes in connection with Boone's Restaurant in first story

Gentlemen:

Above amendment is issued to contractors, approved subject to the following:

It is understood the outside trim at corners of penthouse, around louvres, around the door and the outside of the door, itself, is to be covered with sheet metal.

Presumably some type of mechanical ventilation has been installed since the restaurant is now in operation. We have never issued the permit covering the mechanical ventilation, however, because no record appears of a definite answer to the questions raised in my letter of January 29 relating to the application for the permit and requesting certain information lacking from the plan. Nahmel Bros. Company should take care of this additional information at once so that the permit may be issued for the final installation.

While Burnham-McLellan's plan does not show it, I infer from Nahmel's sketch, filed here January 13, that the sheet metal duct is to run up into the penthouse and to extend through to the louvres at the surface of the outside wall of the penthouse without opening so that a fire being driven up the vent would not expose combustible material in the penthouse or the asbestos board lining of the penthouse. This appears necessary under the standards for ventilation and also that the louvres and the frame holding them must be of non-burnable material.

Very truly yours,

MMcD/s

Inspector of Buildings

CC: Proprietors of Custom House Wharf
Custom House Wharf

Health Officer
Attn: Mr. Bunting

P.S. In event the owner and ventilation contractor have found it necessary to provide temporary ventilation while waiting receipt of the final outfit, the ventilation system should extend continuously through non-burnable material to the atmosphere outside of the penthouse to prevent difficulty during this temporary period in event a fire should take place over the cooking equipment during that period. Complete information of the final installation should also be furnished at once so that the permit can be issued for that final installation, so that Nahmel Bros. will not continue in violation of the Building Code by having installed mechanical ventilation equipment without a permit.

APPLICATION FOR AMENDMENT TO PERMIT

PERMIT ISSUED
FEB 13 1947

Amendment No. 1

Portland, Maine, February 3, 1947

TO THE INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 46/2366 *pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:*

Location 6 Custom House Wharf Within Fire Limits? yes Dist. No. 2

Owner's name and address Eugene Boone, 6 Custom House Wharf Telephone

Lessee's name and address Telephone

Contractor's name and address Burnham-McLellan, 491½ Congress St. Telephone 2-5951

Architect Plans filed yes No. of sheets 1

Proposed use of building Restaurant No. families

Increased cost of work 100. Additional fee .25

Description of Proposed Work

To construct penthouse on roof of building as per plan.

Details of New Work

Permit Issued with Letter

Is any plumbing work involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Framing lumber—Kind Dressed or full size? Size

Corner posts Sills Girt or ledger board? Size

Girders: Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

Approved:

Eugene Boone
Burnham-McLellan

Signature of Owner By:

Approved: 2/13/47 Inspector of Buildings.

INSPECTION COPY

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AP 6 Custom House Wharf-I

November 30, 1946

Burnham-McLellan
491½ Congress Street
Mr. Eugene Boone
6 Custom House Wharf

Subject: Building permit for alterations in and enlargement of Boone's Restaurant at 6 Custom House Wharf

Gentlemen:

Building permit for the above work is issued to the contractors, herewith, subject to the following:

1. No carpenter shop exists on the harbor side of the proposed kitchen now, and Mr. Boone says that this indication of carpenter shop on the plan was because it was thought that the boat building shop recently occupying the space to be converted to the new kitchen would move down the wharf so as to be adjacent to the new kitchen. This is important because Section 206b of the Building Code provides that such an assembly hall as the restaurant will be shall not be adjacent to a carpenter shop unless in a building of Second Class Construction, a class of construction which means masonry exterior walls. Thus, if this were to be a carpenter shop next door, the building permit to extend the restaurant is not issuable except by favorable action of the Board of Appeals. If it is not to be a carpenter shop, no appeal would be necessary and the permit is issuable. On the same basis of no carpenter shop, the partition between the new kitchen and the space down the wharf could have wooden studs, 16 inches from center to center, covered on both sides with plaster on metal lath as shown originally but now changed on the plan to metal studs, because only one-hour fire resistance would be required between the kitchen and an ordinary mercantile establishment. Section 276b2 and Section 302a3 Schedule A of the Building Code.

2. Where the word "exit" is shown over the exit door, it is understood that a standard exit light is intended as described in Section 216ed. The Building Code does not require an exit light over the habitual entrance to the dining room from the wharf nor does it require exit lights over the two exit doors from the new kitchen. There should be standard exit signs over the two latter doors, however, visible from all parts of the kitchen. White lights are required outside of the habitual entrance to the dining room from the wharf and outside of the exit door from the dining room at the rear, all exit lights and all white lights outside of exit doors to be on a single circuit and controlled by a single switch plainly marked on the panel "exit light" and the location of this panel shown on the public assemblage plans to be filed later. See Section 206e9.

3. Custom House Wharf is not a "public way" and therefore the sidewalk along the driveway cannot be termed a "public sidewalk" as that is usually understood. However, I think a mistake is being made to have these entrance and exit doors swing out into a space where people habitually walk, perhaps in some numbers at times, because of the liability to serious accident on the part of the proprietor and owner as well as the unfortunate circumstances where one or more persons may be seriously injured beyond any capacity of money to pay for the damage.

4. Arrangement of tables, booths, chairs, benches etc. not shown in the dining room, so that the matter of spacing, aisles, etc. cannot be checked. This full arrangement will be necessary upon the public assemblage plans and to show compliance with the Code before the certificate of occupancy of the enlarged establishment is issued. Section 206e9.

5. All doors between vestibules and toilet rooms and all doors leading to vestibules are required to be equipped with a suitable self-closing device to keep them

tightly in the closed position when not in use.

6. In General:

(1) The permit is issued without any particular knowledge as to how much of the wharf is on fill held by retaining walls and how much of the wharf under the restaurant occupancy is on piling, or the condition of the piling or the general framing of the wharf. Contractor and architect should make sure of the condition of these supports and framing, especially since a concrete surface is to be placed over the entire first floor and in some places thicker than usual. The required live load capacity in the dining room is 100 pounds per square foot and in the kitchen 75 pounds per square foot with due allowance for any of the equipment that may come to more than that figure. The strength of second floor is not known, but where spaces are indicated for "light storage" the Building Code would normally require a capacity of no less than 100 pounds per square foot live load. At any rate these areas are required to have permanent floor load signs posted, clearly legible from all parts of the floor areas involved, indicating the safe live load per square foot for which the floor is constructed. Well in advance of the time when the certificate of occupancy is desired, the framing of this second floor should be furnished here for record and the figure shown which the architects intend to have on the floor load signs for checking.

(2) In my former letter attention has been called to the requirement for separate permits for the installation of all of the heating and cooking equipment, hot water heater, mechanical ventilation and mechanical refrigeration--applications for these to be by the actual installer and permits issued only to him.

(3) Hood provisions are shown on equipment plan over the cooking appliances, but it is not clear how the hood or how the appliances themselves are to vented. The new chimney is indicated to have two flues and there is an existing chimney available in the kitchen with two flues indicated. So, I presume all of the ventilation arrangements are to be to one or more of these chimney flues other than the one serving the boiler. This is important because difficulty will arise if there is any idea of running the vent ducts up through the second story by means of metal pipes. It is urged that these matters be straightened out quickly to avoid difficulties later when there is a great hurry to get the restaurant ready for use.

(4) The type of heat for the restaurant is not indicated. Difficulties have arisen with other jobs because the boiler rooms were made too small to take care of the equipment and afford the clearances required by law. While the boiler room shown is fairly long, it seems too narrow to take care of these requirements. If an oil burner is to be used, there will be the question of location of fuel oil tanks. It is urged that you go into this matter thoroughly now and make the decisions so that the boiler room may be made large enough to meet all of the needs.

(5) Because the proposed changes are so extensive as to make practically a new establishment, when everything controlled by the Building Code has been completely, it is necessary that notice be given to this office of readiness for final inspection and that the enlarged establishment shall not be occupied at least by the public until the final inspection has been made, everything found in order, and the certificate of occupancy from this department issued.

7. With regard to the means of egress from the second floor quarters for employees, there is a note about passageway along the first story roof thence to an existing stairway down to the steam boat landing platform. This means of egress was put in years ago under the direction of the Chief of the Fire Department to provide suitable egress from the second floor dining room then being used. Means of egress to the roof should be by way of a door no less than three feet wide and no less than six feet four inches high, and if more than 20 persons would ever be on second floor at any one time, a vestibule lockset should be provided. The employees lounge would presumably be the best place for this door in which case the door, itself, and over the door leading to the lounge, showing in the corridor should be another standard exit sign. Outside on the roof, if not already provided, there should be a stout railing leading to the hood

Mr. McLellan
Eugene Boone

November 20, 1946

with stairs to steam boat platform arranged in such a way that persons forced to use this means of egress could not fall off the roof. At the present time there is a door at the top of the stairs locked with padlock and hasp, the latter of course to be removed, and if a door is necessary and a lock is necessary it should be a vestibule lockset.

Very truly yours,

Inspector of Buildings

WMcD/S

CC: Proprietors of Custom House Wharf
84 Commercial Street

To Owners of the building:

While in the building I noted that a certain space in first story just beyond the space to be occupied by the new kitchen toward the harbor is rather heavily loaded by some type of metal parts. I recommend that this load be taken off the floor or at least spread around so that there is no possibility of overloading the wharf deck. I am not aware of whether or not this particular spot is over fill or over a pile wharf, but if over a pile wharf and it is not necessary to have such a concentrated load, it would seem the best interest of all to have it distributed.

6 Custom House Wharf
Boone's Restaurant

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November 14, 1946

Subject: Application for building permit to cover alterations in the building at 6 Custom House Wharf to enlarge Boone's Restaurant

Burnham-McLellan
491½ Congress Street
Mr. Eugene Boone
6 Custom House Wharf

Gentlemen:

During the process of checking the above application and plans against Building Code requirements, a number of questions as to lack of information necessary to determine application of Building Code requirements have been found, and a number of these are called to your attention so that the plans may be revised and we may have full information thus to be able to complete our check.

1. What is the second floor area to be used for, and is the present Boone occupancy to be enlarged or made smaller--in either case how much? The new location of the relocated stairs to second floor is shown but not the present location. The new location of a relocated dumb waiter is shown but apparently not the present location of the dumb waiter. Neither is any arrangement shown as to how the opening in second floor will be protected as per Section 3123.1 of the Building Code.

2. What is or what will be the use of the space in first story toward Commercial Street from the enlarged dining room and in the space beyond the new kitchen toward the harbor? The present dining room is classified as a Minor Assembly Hall and the enlarged dining room will be classified the same unless something in the way of vaudeville, floor shows or the like were contemplated; in the latter case the establishment would become a Major Assembly Hall. These classifications are important and the use of the spaces over the restaurant establishment and of the spaces at both ends because Section 2128 of the Building Code undertakes to set up requirements for fire-resistive partitions, walls and ceilings between such assembly halls and certain other kinds of uses. For instance, by reference to this section you will find that if the first story space toward the harbor is to be used for ordinary mercantile purposes that the new partition between the new kitchen and this space would have to have no less than one hour fire resistance which would mean a minimum of wooden studs with plaster on metal or perforated gypsum lath on both sides. The Code might not require similar fire resistance on the partitions of the dining room toward Commercial Street if that is an existing condition already separating the Minor Assembly Hall area from some mercantile area on that side--this on the ground of the requirement for fire separation not being retroactive in an unchanged condition.

3. The capacity of the present dining room plus employees on the job at any one time falls somewhat short of the 100 or more persons which establishes under State Law whether or not the place is a place of Public Assemblage. It is evident that these changes would clearly place the establishment under State Law and the City's Public Assemblage Ordinance in the class of places of Public Assemblage. Classification as a place of Public Assemblage will mean to the proprietor under the Public Assemblage Ordinance that before the enlarged establishment is put into service, duplicate blueprints showing the entire layout with all features controlled by the Public Assemblage Ordinance will have to be filed here, showing the way the work is actually completed and all required safety features--one of these plans to remain in this office and one to go to the Fire Department for future inspection purposes. It may be

[illegible]

[illegible] November 24, 1948

[illegible]

[illegible] to have the present plans made complete enough so that some one can be keeping [illegible] the original and be sent to me [illegible] and [illegible] which show the correct layout of the establishment to be filed here for public inspection purposes.

As well as [illegible] the ventilator and the entrance here in their place the [illegible] situation [illegible] any changes are started, these are not shown clearly on the plan. [illegible] for instance, it is my recollection that when the [illegible] ran along [illegible] in the one room through the restaurant. [illegible] either [illegible] or by going through the restaurant, but stairs are not shown, neither is it shown [illegible] the present establishment.

[illegible] there are quite a number of omissions as to compliance with Building Code requirements for [illegible] (1) [illegible] capacity of dining room and employees at one time, more than [illegible] (2) [illegible] capacity of dining room and exit doors, 150 or less requires [illegible] (3) [illegible] hardware on both entrance and exit doors); [illegible] (4) location and character of kitchen equipment [illegible] (5) [illegible] (6) the arrangement of second floor shown--[illegible] ventilation facilities not shown (b) [illegible] exit from the second floor and the [illegible] ventilation that there is an emergency exit from the second floor and the [illegible] (7) [illegible] and the quality and use of second floor and the [illegible] (8) [illegible] whether present building [illegible] in the room adjoining should be shown; (d) [illegible] is in Fire District [illegible] in the room adjoining should be shown but the location I understand there [illegible] with metal or not; in this connection I understand there [illegible] covered with metal now, [illegible] in this connection [illegible] with asphalt siding. Such siding is [illegible] covered with metal [illegible] and if the building is covered with metal [illegible] the requirement of covering the outside walls with asphalt siding--it could be [illegible] covered with metal covering and if the building is covered with metal [illegible] covered with this asphalt siding--it could be [illegible] covered with asbestos siding or ship lap if the irregular surfaces were covered with [illegible] (9) sanitary [illegible] and lane, usually required by the Health Department, not [illegible] in kitchen or toilet rooms, nor reinforcement of concrete floor surface, nor provision of [illegible] in which [illegible] is to be poured; (e) All exterior doors [illegible] in the [illegible] are required to swing outward and are so shown on [illegible] but as shown could swing right out over the sidewalk on the wharf. While it is [illegible] in a certain sense is [illegible] that this driveway is not a public street and [illegible] a public sidewalk over which swinging a door [illegible] is prohibited. [illegible] the walk is used by the public and swinging the doors [illegible] a hand [illegible] whether controlled by law or not, and I [illegible] all of these doors be reset so.

As [illegible] of the building code only requires a fire-resistive enclosure [illegible] a fire door if the [illegible] Assembly Hall is to accommodate [illegible] in this establishment. In [illegible] a good protection feature, and we do not [illegible] of the restaurant as to what [illegible] the boiler room in or adjacent to the rear of the restaurant [illegible] of cinder block wall [illegible] to adjoining [illegible] and [illegible] the thickness of cinder block wall [illegible] requirements are. It is noted that the thickness were required the blocks [illegible] fire door would be required [illegible] fire-resistive enclosure were required [illegible] fire-resistive, [illegible] thick and a class [illegible] fire-resistive, [illegible] to be at least [illegible] It is [illegible] to make the room fire-resistive, [illegible] the [illegible] to [illegible] to see all of the details [illegible] the building [illegible] to see if it [illegible] the [illegible] is required or not, and [illegible] what be the [illegible] the [illegible] authorities [illegible] the [illegible] and [illegible] the [illegible] [illegible]

rules.

7. Presumably a new boiler is to be installed, and this will require a separate permit from this department as will all installations or relocation of all kitchen cooking, frying and hot water heating equipment and ventilation. These separate permits are to be applied for by and are issuable only to the actual installer. With each application full information will be necessary as to location, protection, connection to chimneys or venting, etc., any hoods required over them and the ventilation of the hoods. Since this boiler will be located on a concrete slab, presumably with the wooden planking and framing of the wharf beneath it, special insulation will be required beneath the boiler and any oil burner or stoker that may be intended as per Section 601b4 of the Building Code (old section number).

This lengthy letter is not to be taken as complete instructions as to what is necessary to show compliance with the Building Code or to complete the plans. The one who revises the plans should take the Building Code for himself and go through it section by section and find out what is required in much the same manner as we have to do in order to check it. The special requirements for a Minor Assembly Hall will be found in Section 806 of the Building and General Requirements applying to all uses of buildings in Section 212--these to be taken cooperatively. Of course the plan maker is familiar with the general construction sections of the Code to be consulted.

Very truly yours,

Inspector of Buildings

NMcD/D

CC: Prop. of Custom House Wharf
Custom House Wharf
Portland, Maine

P. S. Mr. Burnham talked with Mr. Sears of this office about this job, giving him information that additional area in first story is to be taken over and made into a kitchen and the existing first story dining room and kitchen area to become dining room area only; also that the existing dining room, second story, is to be discontinued, but this leaves us still lacking considerable of the above information.

Dept. 10732-I

February 2, 1942

Proprietors of Custom House Wharf
84 Commercial Street,
Portland, Maine

Subject: Emergency means of egress from the second floor of Boone's Restaurant at 4½ Custom House Wharf

Gentlemen:

Permit covering the above work is enclosed. Please note the following requirements, these details not being indicated upon the plan or in the application:

1. The minimum allowable width of the new doorway is 34 inches and the minimum allowable height is six feet four inches. The new door is required to swing outwards; if more than 150 persons could be accommodated in this second floor room at any one time, the door is required to have on it anti-panic hardware. If less than 150 persons the lockset should be of such a type that any person on the inside may open the door without the use of a key or any special knowledge, merely by turning the usual knob or pressing the usual thumb latch. An exit light is required over the door on the inside clearly visible from all parts of the room, the letters in the word exit to show red or green on an opaque background and to be not less than four and one-half inches high. A white light is required on the outside of the new doorway, both of these lights to be on the same circuit and controlled by the same switch, preferably also on the same circuit and controlled by the same switch as any other exit lights that may exist on the second floor.

2. There should be a guide rail on at least one side of the walkway across the roof to the new stairs, preferably on both sides so that persons in the confusion that may exist could not go over the edge of the roof. Preferably the roof is flat enough so that persons could walk to the stairway in safety on the roof itself; if not a walkway as wide as the doorway ought to be provided approximately level clear from the doorway to the top of the new stairs. The structure of the existing roof should be examined to make sure that it is plenty strong enough to take the load of the number of persons that might be on it at one time in case of emergency seeking to reach the stairway.

3. The stairs are required to be as wide as the doorway, and as indicated on the application to have a handrail on each side. The handrails may project into the required 34 inch width but not more than three and one-half inches on either side.

Please be governed accordingly.

Very truly yours,

Inspector of Buildings

WJcO/H
CC: Chief Sanborn

(I) INDUSTRIAL ZONE

PERMIT ISSUED

APPLICATION FOR PERMIT

Permit No. 0108

Class of Building or Type of Structure Third Class

FEB 2 1942

Portland, Maine, January 28, 1942

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 14 Custom House Wharf Within Fire Limits? yes Dist. No. 2

Owner's ~~or Lessee's~~ name and address Proprietors of Custom House Wharf 84 Commercial Street Telephone

Contractor's name and address Fred Hellier, 23 Turner Street Telephone none

Architect Plans filed yes No. of sheets 1

Proposed use of building Restaurant INSPECTION NOT COMPLETED No. families

Other buildings on same lot

Estimated cost $ 50. Fee $ .50

Description of Present Building to be Altered

Material frame No. stories 2 Heat Style of roof flat Roofing tar and gravel

Last use Restaurant No. families

General Description of New Work

To provide emergency means of egress for Boone's Restaurant as per plan.
To change existing window to door, second floor rear, with two steps leading to same.
To provide new flight of stairs from flat roof to ground a height of about 12'.
Risers to be 7" and treads at least 9" with handrail on both sides.

INSPECTION NOT COMPLETED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

CERTIFICATE OF OCCUPANCY REQUIRED

Is any plumbing work involved in this work? no

Is any electrical work involved in this work? no Height average grade to top of plate

Size, front depth No. stories Height average grade to highest point of roof

To be erected on solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Kind of heat Type of fuel Is gas fitting involved?

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated

Total number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner By: Proprietors of Custom House Wharf F. F. G. Elder

INSPECTION COPY

CHIEF OF FIRE DEPT.

Permit No. 42/108

Location 4½ Custom House Wharf

Owner Prop. Custom Wharf

Date of permit 2/2/42

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

2/5/42 - Title not overcome with Mr. Helen - OK

3/4/42 - Work not started OK

5/26/42 - Staining floor, first floor lath & lin. Two places of interest are Boston Municipal Council Room

(4 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
00931
MAY 24 1946

Class of Building or Type of Structure Third Class

Portland, Maine, May 23, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure-equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 92 Commercial Street Within Fire Limits? yes Dist. No. 3 2

Owner's name and address Proprietor's Custom House Whf., Telephone

Lessee's name and address Telephone

Contractor's name and address Fred Hellier, 20 Turner Street Telephone 39

Architect Specifications Plans yes No. of sheets 1

Proposed use of building Fish market and shop No. families

Last use " " No. families

Material frame No. stories 1 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 25. Fee $ .50

General Description of New Work

To construct 1 story frame addition 5'x22' on rear of building to store lumber.

ALL WOODWORK OTHERWISE EXPOSED IN THE OPEN AIR WILL BE COVERED WITH NEW GALVANIZED METAL AT LEAST NO. 26 GAUGE, EXCEPT WINDOW SASHES AND DOOR NOT MORE THAN 21 SQUARE FEET IN AREA

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Is any plumbing work involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate 5' Height average grade to highest point of roof 6'

Size, front depth No. stories 1 solid or filled land? earth or rock?

Material of foundation Wharf Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof flat-shed Rise per foot 2" Roof covering asphalt roofing Class C Bnd. Lab.

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind second-hand Dressed or full size?

Corner posts 4x4 Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor wharf, 2nd, 3rd, roof 2x4

On centers: 1st floor, 2nd, 3rd, roof 24"

Maximum span: 1st floor, 2nd, 3rd, roof 5'

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Prop. Custom House Wharf

Signature of owner by: Fred F. G. Hellier

INSPECTION COPY