



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 43 MUNJOY ST CBL 003 N005001

Issued to Brokish Thomas J & Sarah B Auld Jts/Property Owner Date of Issue 07/27/2010

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 10-0693, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Residential  
Use Group R3  
Construction Type 5B  
IRC 2003

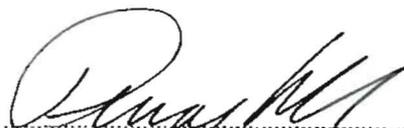
Limiting Conditions:

Floor Three is for storage only

This certificate supersedes  
certificate issued

Approved:

7-27-10 Suzanne Houlihan  
.....  
(Date) Inspector

  
.....  
Inspector of Buildings

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION  
PERMIT**

Permit Number: 100693

This is to certify that BROKISH THOMAS J & SARAH BAULD ITS Property Owner

has permission to Change of use from 2 Family to Single Family Home

AT 43 MUNJOY ST CBL 003 N005001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances 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 and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 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

**PERMIT ISSUED**

JUN 24 2010

*[Handwritten Signature]*  
Director - Building & Inspection  
City of Portland

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 10-0693	Date Applied For: 06/15/2010	CBL: 003 N005001
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Location of Construction: 43 MUNJOY ST	Owner Name: BROKISH THOMAS J & SARAH	Owner Address: 43 MUNJOY ST	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Single Family Home - Change of use from 2 Family to Single Family Home	Proposed Project Description: Change of use from 2 Family to Single Family Home
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 06/15/2010
Note:	Ok to Issue: ✓		
<p>1) This change of use has been initiated by the current owner. If there are any nonconforming rights attached to the previous use of a residential two unit, all nonconforming rights shall be extinguished with this change of use. Any future request to add residential dwelling units shall be required to meet ALL the underlying zone requirements to do so.</p> <p>2) All kitchen facilities including but not limited to stoves, microwaves, refrigerators, kitchen sinks, dishwashers, shall be removed in their entirety from the existing 2nd unit.</p> <p>3) This property shall remain a single family dwelling after the issuance of this permit and subsequent certificate of occupancy. Any change of use shall require a separate permit application for review and approval.</p> <p>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 06/24/2010
Note:	Ok to Issue: ✓		
<p>1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.</p> <p>2) A CO detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.</p>			

**PERMIT ISSUED**

JUN 24 2010

City of Portland

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 10-0693	Issue Date:	CBL: 003 N005001
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Location of Construction: 43 MUNJOY ST	Owner Name: BROKISH THOMAS J & SARAH	Owner Address: 43 MUNJOY ST	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-6

Past Use: 2 unit residential	Proposed Use: Single Family Home - Change of use from 2 Family to Single Family Home	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 1	8498#
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Proposed Project Description: Change of use from 2 Family to Single Family Home	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>NA</i>	INSPECTION: Use Group: <i>R.3</i> Type: <i>SB</i> <i>IRC 2003</i>
	Signature:	Signature:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Signature:	Date:	

Permit Taken By: Idobson	Date Applied For: 06/15/2010	<b>Zoning Approval</b>	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>6/15/10</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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:
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**PERMIT ISSUED**

JUN 24 2010

City of Portland

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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

7-13-10

CM Detectors Required.

Handrail Bed stain to 2nd

Electric open Boxes Basement

Exterior Back Landing

From hallway Secure Banisters.

SMR

7-27-10

Issue resolved ok to issue C.O.



# 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>43 Munjoy St</u>			Total Square Footage of Proposed Structure/Area		Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>3</u> Block# <u>N</u> Lot# <u>5</u>			Applicant *must be owner, Lessee or Buyer* Name <u>THOMAS J. BRAKISH</u> Address <u>43 MUNJOY ST.</u> City, State & Zip <u>PORTLAND, ME 04101</u>		Telephone: <u>207-899-0284</u>
Lessee/DBA (If Applicable)			Owner (if different from Applicant) Name Address City, State & Zip		Cost Of Work: \$ <u>30</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>MULTI</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>SINGLE FAMILY</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>CHANGE FROM MULTIFAMILY TO SINGLE FAMILY DWELLING.</u>					
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Above</u> Telephone: _____ Mailing address: _____					

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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

RECEIVED

JUN 15 2010

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 permit is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by the permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Dept. of Building Inspections  
City of Portland, Maine

Signature: [Signature] Date: 6-15-10

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

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

  X   **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**  
**NOTE: There is a \$75.00 fee per inspection at this point.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

**PERMIT ISSUED**

**JUN 24 2010**

**City of Portland**