

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that MATTHEW COSGROVE

Located At 30 EVERETT ST

Job ID: 2011-09-2191-ALTR

CBL: 012- L-002-001

has permission to Interior alterations, foundation repair, skylights, add 13' dormer 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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD



# Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development  
Building Inspections Division



Location: 30 EVERETT ST

CBL: 012 L002001

Issued To: Abt Heather S

Issued Date: 11/30/2012

**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. 201245745 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family  
Use Group - R-3  
Type - 5B  
IRC 2009

LIMITING CONDITIONS: None

11/30/2012

APPROVED:



# Certificate of Occupancy



## CITY OF PORTLAND, MAINE

Department of Planning and Urban Development

Building Inspections Division

Location: 30 EVERETT ST

CPL: 012- L-002-001

Issued to: MATTHEW COSGROVE

Date Issued: 10/19/2012

**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. 2011-09-2191-ALTR, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

USE GROUP: R3 SINGLE FAMILY

TYPE 5B

IRC 2009

LIMITING CONDITIONS: FINISH ELECTRICAL WORK, INTERIOR AND SIDING  
EXPIRATION DATE: 11/3/2012

Approved:

10/19/2012

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

TEMPORARY



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-09-2191-ALTR

Located At: 30 EVERETT ST

CBL: 012- L-002-001

## **Conditions of Approval:**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. This structure is legally nonconforming to side setback. This permit is being issued using section 14-436(b) to add 19.5 sf of floor area with the dormer which is using 1% of allowable 80% increase.
  5. All construction shall comply with City Code Chapter 10.
  6. A sprinkler system shall be installed.
  7. A separate Suppression System Permit is required.
  8. All smoke detectors and smoke alarms shall be photoelectric.
  9. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
10. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
11. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
12. If new bedroom windows are installed, they must be egress.
13. The toilet shall be installed within a 30" wide area.
14. If the existing stairs need to be altered, separate permits are required.

## 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 Inspections 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.**

### REQUIRED INSPECTIONS:

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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

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

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

Job No: 2011-09-2191-ALTR	Date Applied: 9/6/2011	CBL: 012 - - L - 002 - 001 - - - - -	
Location of Construction: 30 EVERETT ST	Owner Name: HEATHER ABT	Owner Address: 30 EVERETT ST PORTLAND, ME 04101	Phone: 207-650-1987
Business Name:	Contractor Name: Richard Garrigus	Contractor Address: PO Box 472, Portland, ME 04112	Phone: 207-749-1781
Lessee/Buyer's Name:	Phone:	Permit Type: <b>Building - Addition</b>	Zone: <b>R-6</b>
Past Use: Single family	Proposed Use: Same - Single family - interior renovation, foundation repair, skylights, add 13' shed dormer	Cost of Work: 45000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <b>12-3</b> Type: <b>SB</b> <b>IRC 09</b>
Proposed Project Description: Int Reno foundation skylights dormer		Pedestrian Activities District (P.A.D.)	
Signature: <i>Captivone 9/22/11</i>		Signature: <i>[Handwritten Signature]</i>	

Permit Taken By:	<b>Zoning Approval</b>		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>9/22/11</i> <i>ABT</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 Dist 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: <i>ABT</i>
	<b>CERTIFICATION</b>		

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 appication 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

8-1-12 GF 1) NO CLEARANCE @ CHIMNEY OIL-AIR 624-8672

2) EXPOSED PEX NFPA 13D

~~3) BATH HEADER CL=0"~~

4) ZERO CLEARANCE ON GAS WATER HTR Rheem

3) PLUMBING TEST (NO PRESSURE)

8-7-12 DWM Paul 233-2235 Close-in corrections: ① 2 outlets added in kitchen, ② Header added at 1st floor front window, ③ Contractor states plumbing test + ④ chimney clearance issues are resolved, ⑤ exposed pex + ⑥ Rheem stove clearance pending.

10-19-12 GF ① TCO OK - FIR 1) ARC FAULT BREAKERS  
EXP: 11/3/12 2) FINISH INTERIOR WORK  
3) SIDING & TRIM

11-20-12 GF /BKL - PASS for C of O

R-6

Heather Abt

7728250

P. 1  
Richard L. Garrigus



# 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>30 Everett Street</u>		
Total Square Footage of Proposed Structure/Area <u>215 sf</u>	Square Footage of Lot <u>2375 sf</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>12</u> Block# <u>L</u> Lot# <u>2</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Heather Abt</u> Address <u>P.O. Box 5322</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207 650-1987</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>45,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>470</u>
Current legal use (i.e. single family) _____ Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>Single family</u> Proposed Specific use: <u>Single family</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Interior Renovations foundation repair, skylights, dormer</u>		
Contractor's name: <u>Richard L Garrigus</u> <u>Garrigus</u> Address: <u>POB 472</u> City, State & Zip <u>Portland ME 04112</u> Telephone: <u>207 749-1781</u> Who should we contact when the permit is ready: <u>same</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.

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: 9/6/11

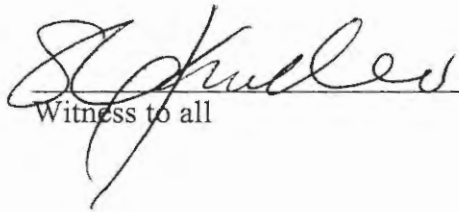
This is not a permit; you may not commence ANY work until the permit is issued

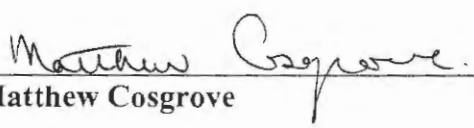


**WARRANTY DEED**  
Maine Statutory Short Form

**KNOW ALL MEN BY THESE PRESENTS**, That **Matthew Cosgrove** of Portland, Maine, for consideration paid, grant(s) to **Heather S. Abt** whose mailing address is PO Box 5322, Portland, Maine 04101, with **WARRANTY COVENANTS**, the real property situated in **Portland**, County of **Cumberland** and State of **Maine** more particularly described in Exhibit A attached hereto and incorporated herein by reference.

**WITNESS** my/our hand(s) and seal(s) this 28th day of July, 2011.

  
Witness to all

X   
Matthew Cosgrove

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State of Maine  
County of Cumberland, ss.

July 28, 2011

Personally appeared before me the above named **Matthew Cosgrove** and acknowledged the foregoing instrument to be his/her/their free act and deed.

  
Notary Public/Attorney at Law

**SUSAN GAGE KNEDLER**  
Notary Public, Maine  
My Commission Expires November 22, 2011

**EXHIBIT A**  
(DEED)

A certain lot or parcel of land with the buildings thereon, situated on the southeast side of Everett Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows, to wit:

Beginning on said street at the most northerly corner of land now or formerly one Burke 80 feet from the southeast corner of Anderson and Everett Streets and running thence southeasterly by said Burke land and lot now or formerly owned by Filippo Dalfonso and Maria Dalfonso fronting on Anderson Street 80 feet to the rear of the lot fronting on Madison Street;

Thence northeasterly parallel with Everett Street 30 feet to land now or formerly of one Flannery;

Thence northwesterly by said Flannery land 80 feet to Everett Street;

Thence southwesterly on Everett Street 30 feet to the starting point; being Lot No. 30 on Everett Street which was formerly the property of the late Clarence Oxnard.

Meaning and intending to convey and hereby conveying the same premises described in a deed to Matthew Cosgrove dated July 2, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25261, Page 178.

Reviewed and Approved: \_\_\_\_\_

MR