

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

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING DEPARTMENT PERMIT

Permit Number: 040127

This is to certify that Clarke Robert L /self  
has permission to Renovate rear apartment on 2nd floor; including remove drop ceiling and replace sagging ceiling in kitchen.  
AT 73 Congress St 014 F021001

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 altered or closed-in. 48 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. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature]  
Director Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

**PERMIT ISSUED**

Permit No: 04-0127	Issue Date: MAR 02 2004	CBL: 014 F021001
-----------------------	----------------------------	---------------------

Location of Construction: 73 Congress St	Owner Name: Clarke Robert L	Owner Address: 73 Congress St #3 <b>CITY OF PORTLAND</b>	Phone: 207-831-8856
Business Name: n/a	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	Zone: R-C

Past Use: commercial/Residential; five (5) family dwelling units with one commercial unit on the first floor.	Proposed Use: no change of use proposed / Renovating rear apartment on 2nd floor; including remove drop ceiling and replace sagging ceiling in kitchen.	Permit Fee: \$66.00	Cost of Work: \$5,000.00	CEO District: 1	
Proposed Project Description: Renovate rear apartment on 2nd floor; including remove drop ceiling and replace sagging ceiling in kitchen. No change of use proposed		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R Type: SB <i>BOCA 1999</i>	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)					
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied					
Signature: _____ Date: _____					

Permit Taken By: gg	Date Applied For: 02/13/2004	Zoning Approval
------------------------	---------------------------------	-----------------

<ol style="list-style-type: none"> <li>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>2. Building permits do not include plumbing, septic or electrical work.</li> <li>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>	<p style="text-align: center;"><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>no change of use permitted</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>2/24/04</i>	<p style="text-align: center;"><b>Zoning Appeal</b></p> <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	<p style="text-align: center;"><b>Historic Preservation</b></p> <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: <i>[Signature]</i>
--	---	--	---

**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

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

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

<b>Permit No:</b> 04-0127	<b>Date Applied For:</b> 02/13/2004	<b>CBL:</b> 014 F021001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 73 Congress St	<b>Owner Name:</b> Clarke Robert L	<b>Owner Address:</b> 73 Congress St # 3	<b>Phone:</b> 207-831-8856
<b>Business Name:</b> n/a	<b>Contractor Name:</b> self	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> no change of use proposed / Renovating rear apartment on 2nd floor; including remove drop ceiling and replace sagging ceiling in kitchen.	<b>Proposed Project Description:</b> Renovate rear apartment on 2nd floor; including remove drop ceiling and replace sagging ceiling in kitchen. No change of use proposed
---	---

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 02/24/2004

**Note:** **Ok to Issue:**

- 1) This property shall remain a five (5) family dwelling unit building with one commercial unit on the first floor. Any change of use shall require a separate permit application for review and approval.
- 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 permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved      **Reviewer:** Tammy Munson      **Approval Date:** 02/26/2004

**Note:** **Ok to Issue:**

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 02/25/2004

**Note:** **Ok to Issue:**

- 1) smoke detectors shall be installed in accordance with NFPA 101 standards

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

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

<b>Permit No:</b> 02-0959	<b>Date Applied For:</b> 08/26/2002	<b>CBL:</b> 014 F021001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 73 Congress St	<b>Owner Name:</b> Clarke Robert L	<b>Owner Address:</b> 73 Congress St # 3	<b>Phone:</b> 207-831-8856
<b>Business Name:</b>	<b>Contractor Name:</b> Applicant	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> Multi Family/6 Units - one commercial unit on the ground floor and 5 residential dwelling units	<b>Proposed Project Description:</b> Interior Renovations to Apartment #1/First Floor.
---	---

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 09/05/2002

**Note:** 73 Congress St - cor. 2-8 Howard St

**Ok to Issue:**

- 1) 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.
- 2) This property shall remain a five (5) family dwelling with one commercial unit on the first floor. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved      **Reviewer:** Mike Nugent      **Approval Date:** 09/06/2002

**Note:**

**Ok to Issue:**

**Dept:** Fire      **Status:** Approved      **Reviewer:** Lt. McDougall      **Approval Date:** 09/05/2002

**Note:**

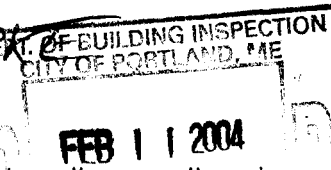
**Ok to Issue:**

Previous permit  
Approved  
see approved use

# All Purpose 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>73 CONGRESS ST. (SINGLE APT.)</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>014</u> Block# <u>F 021</u> Lot#	Owner: <u>ROBERT CLARKE</u>	Telephone: <u>207-831-8856</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>WALTER JUVÉ TO PORTLAND PIER #11 PORTLAND ME 04101</u>	Cost Of Work: \$ <u>5,000</u> Fee: \$ <u>6600</u>
Current use: <u>RESIDENTIAL APT. Multi family</u>		
If the location is currently vacant, what was prior use: <u>RESIDENTIAL APT</u>		
Approximately how long has it been vacant: <u>2 MO. S</u>		
Proposed use: <u>RESIDENTIAL APT</u>		
Project description: <u>REPLACING BAD PLASTER + PANELING @ 642. REPAIR KIT. CABETS LEVEL CEILING</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>ROBERT CLARKE</u>		
Mailing address: <u>73 CONGRESS ST #3 PORTLAND ME 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		



**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*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 of applicant: <u>Walter Juvé</u>	Date: <u>2/11/04</u>
--	----------------------

**This is NOT a permit, you may not commence ANY work until the permit is issued.  
If you are in a Historic District you may be subject to additional permitting and fees with the  
Planning Department on the 4<sup>th</sup> floor of City Hall**

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

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

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

WHA **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

X **Footing/Building Location Inspection:** Prior to pouring concrete

X **Re-Bar Schedule Inspection:** Prior to pouring concrete

X **Foundation Inspection:** Prior to placing ANY backfill

WHA **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

WHA **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.

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

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

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

[Signature]  
Signature of Applicant/Designee

3/2/04  
Date

[Signature]  
Signature of Inspections Official

3/2/04  
Date

CBL: 014 F001

Building Permit #: 04 0105

WACT JUNE - 653-8216

February 9,2004

**Cover Letter** with description of renovation work located at 73 Congress Street, Portland, ME 04101.

**Owner.** Robert C. Clarke  
73 Congress Street  
#3  
Portland, ME 04101  
207 831 8856

**Scope of Work.** Work shall be limited to rear apartment, 2<sup>nd</sup> floor (facing Howard Street) and entry hall (approximately 1000 sf) as per attached floor plan.

**Description of Work.** Remove existing paneling (and faulty plaster as needed) in kitchen, bathroom, living room closet and entry hall. Remove drop tile ceiling and plaster above existing ceiling in kitchen. Replace sagging ceiling 2x4's in kitchen with new 2x4's (16" oc) with vertical 2x4 support struts at mid spans as per attached drawing. Replace demolished surfaces with 1/2" gwb except for walls separating apartment from entry hall which shall receive 5/8" fire rated gwb. Remove and restore existing kitchen cabinets. Provide new plastic laminate countertops. Protect existing floors. Wall configuration shall remain the same. Level ceiling throughout with 2x4's 16" oc on the flat fastened to existing structure as per attached drawing. New ceiling surface shall be 1/2" gwb.

**Use.** Use shall be unchanged (single residential unit).

**Cost of Work.** \$5,000.