

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND**BUILDING INSPECTION****PERMIT**

Permit Number: 081421

Please Read
Application And
Notes, If Any,
Attached

This is to certify that SHALOM HOUSE INC /Fagan Landscaping & Building Maintenancehas permission to repair and replace porch and column footingsAT 284 CONGRESS ST

CBL 028 D008001

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 APPROVALSFire Dept. Cory Cross

Health Dept. _____

Appeal Board _____

Other _____

Department Name

11/7/08 Cheryl M.
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

115 20 08

Received from

Bryan Fagan

Location of Work

384 Congress

Cost of Construction

\$

Building Fee:

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

Building (IL)

Plumbing (IS)

Electrical (I2)

Site Plan (U2)

Other

CBL:

Check #:

Total Collected \$

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by:

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

City of Portland, Maine - Building or Use Permit Application

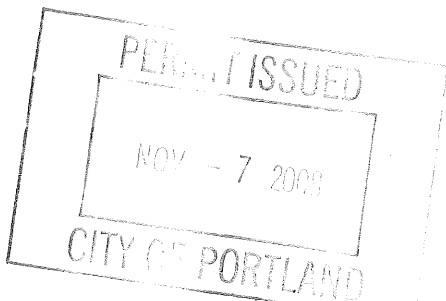
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-1421	Issue Date: 11/7/08	CBL: 028 D008001
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Location of Construction: 284 CONGRESS ST	Owner Name: SHALOM HOUSE INC	Owner Address: PO BOX 560	Phone:
Business Name:	Contractor Name: Fagan Landscaping & Building Mai	Contractor Address: PO Box 434 Westbrook	Phone 2074092050
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: B2b

Past Use: 6 Unit residential	Proposed Use: 6 unit residential - repair and replace porch and column footings	Permit Fee: \$50.00	Cost of Work: \$2,500.00	CEO District: 1
Proposed Project Description: repair and replace porch and column footings		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Condition</i>		INSPECTION: Use Group: R-2 Type: SB IBC-2003
		Signature: <i>[Signature]</i> Date: 11/7/08 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: Idobson	Date Applied For: 11/05/2008	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with the quality</i> Date: 11/5/08	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:



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

11.17.08

Footings depth & size good
S.M.H.

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

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

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

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

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

 X Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

 X Re-Bar Schedule Inspection: Prior to pouring concrete

 X Final inspection required at completion of work.

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

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

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



Signature of Applicant/Designee

 11.7.08
Date



Signature of Inspections Official

 11.7.08
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1421	Date Applied For: 11/05/2008	CBL: 028 D008001
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Location of Construction: 284 CONGRESS ST	Owner Name: SHALOM HOUSE INC	Owner Address: PO BOX 560	Phone:
Business Name:	Contractor Name: Fagan Landscaping & Building Mai	Contractor Address: PO Box 434 Westbrook	Phone (207) 409-2050
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: 6 unit residential - repair and replace porch and column footings	Proposed Project Description: repair and replace porch and column footings
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/05/2008**Note:** **Ok to Issue:** ☒

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 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 permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that the replacement porch will not be enlarged from the existing footprint.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 11/07/2008**Note:** **Ok to Issue:** ☒

- 1) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 11/06/2008**Note:** **Ok to Issue:** ☒

- 1) All means of egress to remain accessible at all times.
If unable to comply occupancy shall be limited to available egress.



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>284 Congress ST</u>			
Total Square Footage of Proposed Structure/Area		Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>28</u> Block# <u>D</u> Lot# <u>3</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Shalom House Inc.</u> Address <u>106 Gilman St</u> City, State & Zip <u>Portland ME 04101</u>		Telephone: <u>(207) 874-1080</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>12,500</u> C of O Fee: \$ _____ Total Fee: \$ <u>50</u>	
Current legal use (i.e. single family) <u>6 unit -</u> Number of Residential Units		<div style="border: 1px solid black; padding: 5px; text-align: center;"> OFFICE OF BUILDING INSPECTION CITY OF PORTLAND, ME NOV 5 2008 </div>	
If vacant, what was the previous use? _____			
Proposed Specific use: _____			
Is property part of a subdivision? _____ If yes, please name _____			
Project description: <u>Repair 2 Columns on Porch & Replace Footing</u>			
Contractor's name: <u>Fagan Landscaping & Building Maintenance</u>			
Address: <u>P.O. Box 434</u>			
City, State & Zip <u>Westbrook, ME 04098</u>		Telephone: <u>(207) 409-2050</u>	
Who should we contact when the permit is ready: <u>Bryan Fagan</u>		Telephone: <u>Same</u>	
Mailing address: <u>Same</u>			

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

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

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

Signature: [Signature] Shalom House / Prop Mgr
Norman E. Maze Jr. Date: 11/5/08

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

Fagan Landscaping And Building Maintenance
P.O. Box 434, Westbrook, Maine 04098
Phone 207-409-2050
e-mail faganbryan@aol.com


Date: November 5, 2008
Expiration Date: xx

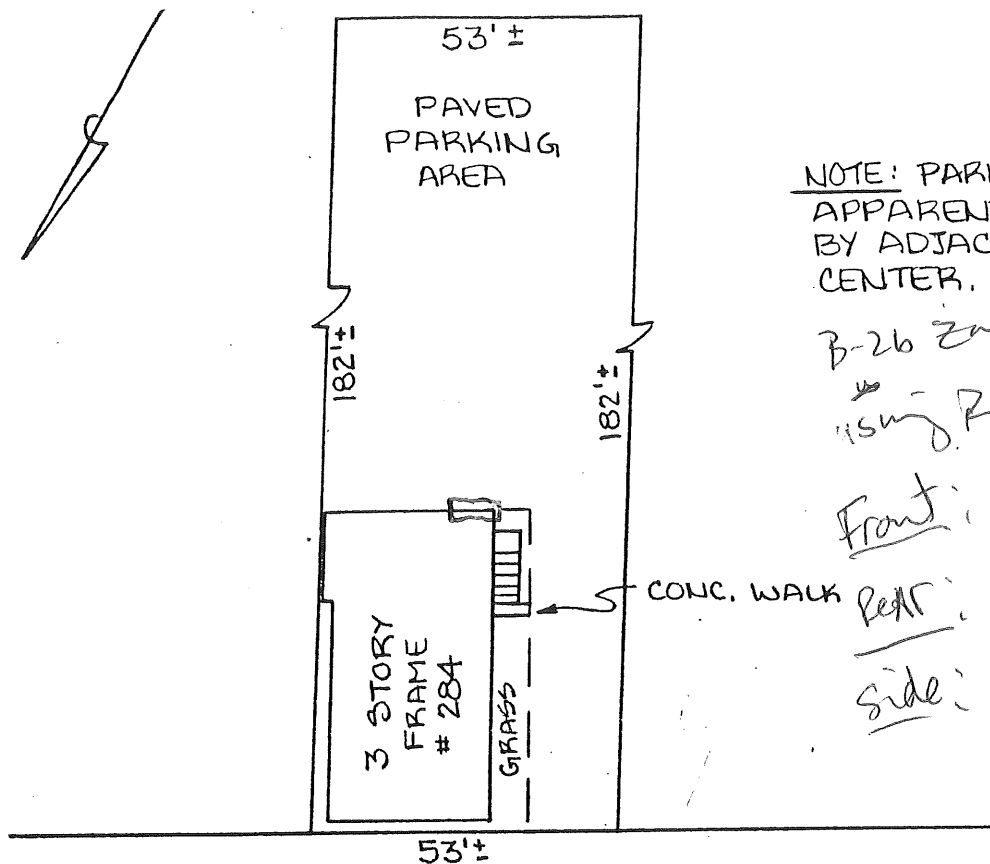
To: Norman Maze, Jr.
Property Manager
Shalom House Inc.
106 Gilman St.
Portland, ME 04102

Prepared by	Job	Payment Terms	PO
Bryan Fagan	284 Congress porch posts	Materials 30% labor deposit, remainder due upon completion	

Qty	Scope of Services:	Unit Price	Line Total
	1. Work to be scheduled for appropriate weather window. Client to be notified at least 24 hours in advance. 2. Work assumes unencumbered access to work area. Work provided by contractor to provide unencumbered access will be billed as additional scope at the rate of \$35/hour. 3. Work is to be completed on right rear elevation porch.		\$0
	4. Remove end of right rear planter. Excavate to expose footing. 5. Remove plywood from right rear. 6. Brace beam, remove support post.		\$0
	7. Dig 24"x24"x5' footing hole below grade at corner and center of wall to be framed. Install 1/2"x5' rebar pour footing. Place 8"x4' sonotube over rebar and footing and pour concrete to grade.		\$0
	8. Jack up porch 1/2" to install the corner post. Install 2- 4"x6" as column.		\$0
	9. Frame wall to as noted in drawing.		\$0
	10. Caulk cracks with Urethane caulking. Paint all basement rear exterior to match existing color.		\$0
	11. Replace top landscape timbers trim 1' to inside of rear corner post.		\$0
Materials/rental/permit			\$505.00
Labor			\$2000.00
Total			\$2505.00

This is an estimate and not a guarantee of the cost to perform the above scope. Every effort will be made to control job cost, but some assumptions have been made as to existing conditions and structural integrity of hidden components. If work is to go beyond the scope and/or exceed the estimate by more than 10%, work will stop until a change order has been signed and a new estimated cost agreed upon. Signature below represents acceptance of scope and terms and authorizes performance of work.

Client signature and date:  Norman E. Maze Jr. 11/5/08
Shalom House / Prop Mgr.
Thank you for your business!



NOTE: PARKING AREA
APPARENTLY BEING USED
BY ADJACENT SHOPPING
CENTER.

B-26 Zone

using B-6 setbacks

Front: N/A

REAR: 20' min - 20' indicated

Side: 10' min - indicated
10' bay met.

CONGRESS

STREET

MORTGAGE LOAN INSPECTION

THIS IS NOT A BOUNDARY SURVEY. This sketch does not purport to nor does it identify or delineate the limits of ownership on the face of the earth of the subject parcel. The purpose of this sketch is to show the approximate relationship of the major structures to the subject parcel as per deed description.

CERTIFICATION IS HEREBY MADE TO: MAINE STATE HOUSING AUTHORITY AND
COMMONWEALTH LAND TITLE INSURANCE COMPANY

BUYER: SHALOM HOUSE, INC.

That the existing structure/~~structure~~ shown on this sketch is/~~is~~
situated on the lot as designated and does ~~not~~ comply with current
or applicable setback requirements at the time of construction.

Certification is also made that the structure/~~structure~~ and premises
does not lie within a special flood hazard area defined by H.U.D.

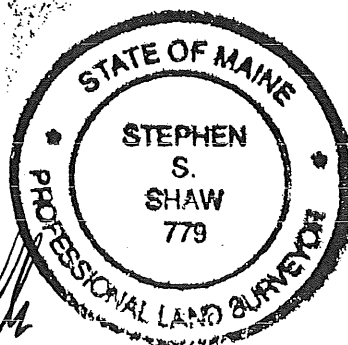
SELLER: 284 CONGRESS ST.
REALTY TRUST

OWEN HASKELL, INC.
16 CASCO STREET
PORTLAND, ME 04101-2979

LOCATION: 284 CONGRESS ST
PORTLAND, ME

JOB # MS 97011P
JB

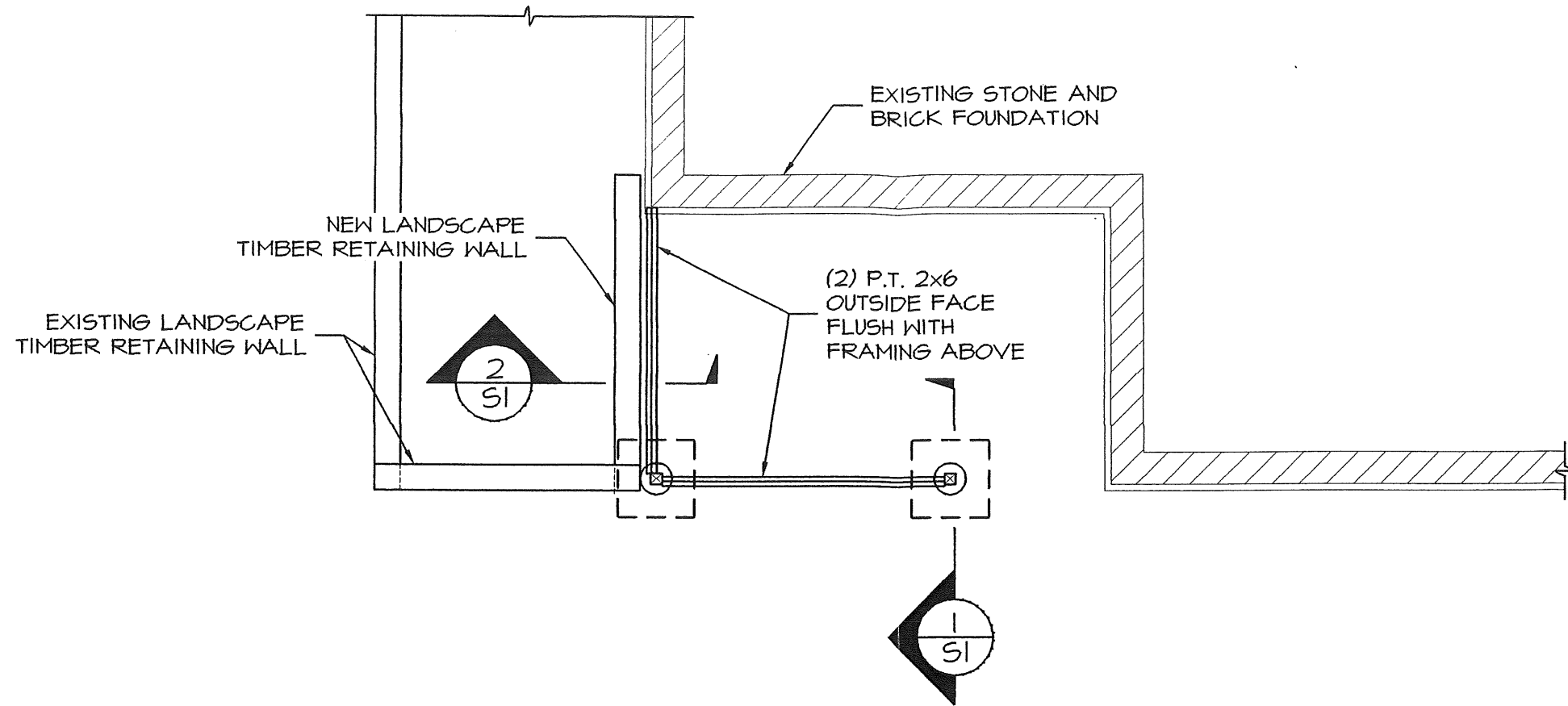
DATE APRIL 21, 1997



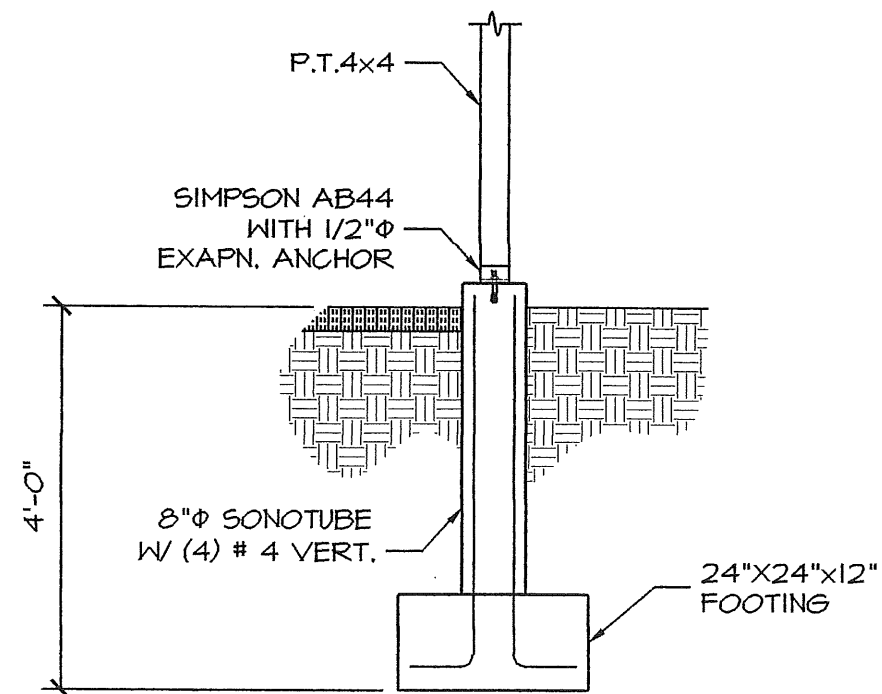
DEED REFERENCE
CUMBERLAND-~~YORK~~ COUNTY

REGISTRY OF DEEDS
~~BOOK~~ BOOK 12173, PAGE 237

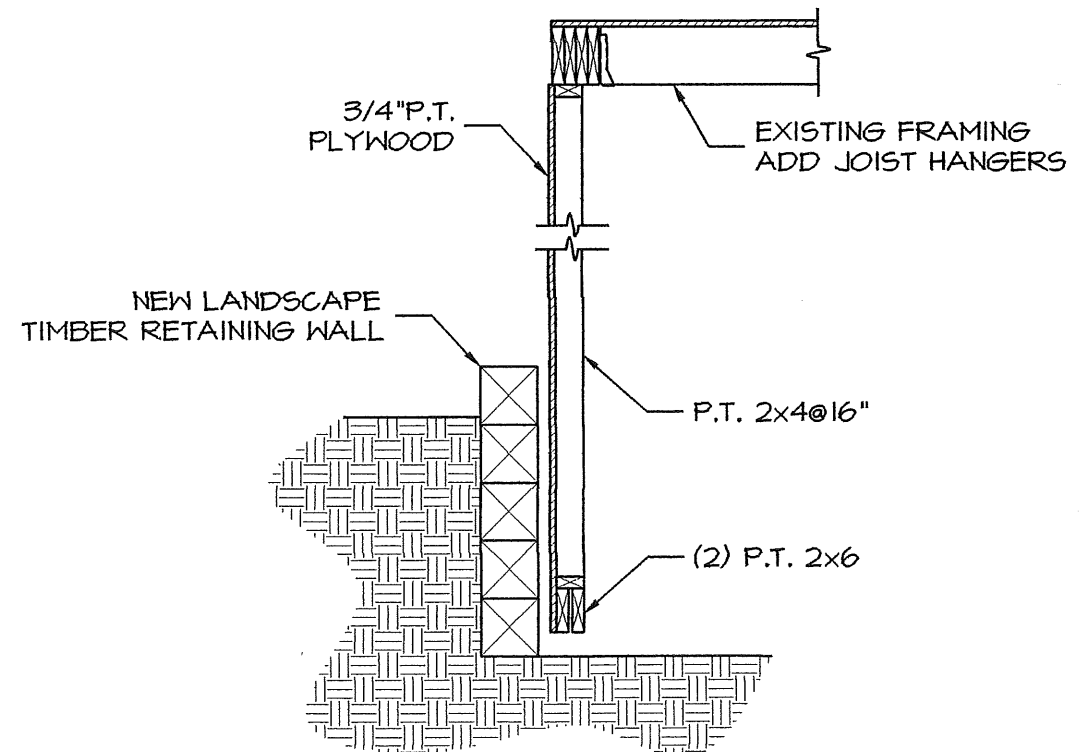
LOT _____



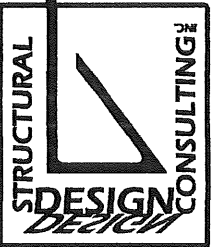
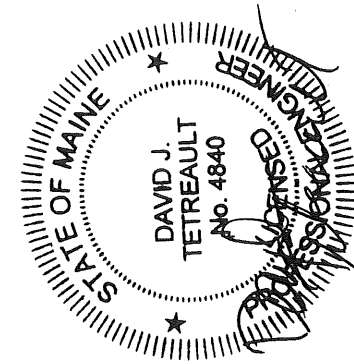
PORCH FOUNDATION PLAN
1/4"=1'-0"



SECTION 1
1/2"=1'-0"



SECTION 2
1/2"=1'-0"



**284 CONGRESS STREET
PORTLAND, MAINE**

S1

revision
number

date

10/01/08