

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

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

Permit No: 10-1201	Issue Date:	CBL: 036 E007001
-----------------------	-------------	---------------------

Location of Construction: 16 Grant St	Owner Name: Giroux James R &	Owner Address: Po Box 11082	Phone:
Business Name:	Contractor Name: Down East Energy	Contractor Address: 172 Main Street South Portland	Phone: 2077995585
Lessee/Buyer's Name	Phone:	Permit Type: Tanks - Commercial	Zone: R-3

Past Use: Commercial / Multi Family - 4 <sup>th</sup> fl	Proposed Use: four families Commercial / Multi Family; Install one (1) 120 gallon gas tank for vented Rinnai Heater on the 3rd floor.	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 2
<p><i>legal use - 4 residential D.U.</i></p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: R-3 Type: LP TANK <i>DMC 2007/10/15/10</i>	
Proposed Project Description: Install one (1) 120 gallon gas tank for vented Rinnai Heater on the 3rd floor.		Signature: <i>(KG)</i>	Signature: <i>AMB 10/15/10</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: 09/27/2010	<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 information may invalidate a building permit and stop all work..</p>	<p><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <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	<p><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><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
	<p>Date: <i>9/29/10</i></p>	<p>Date: _____</p>	<p>Date: _____</p>

**PERMIT ISSUED**

OCT 15

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.

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

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

<b>Permit No:</b> 10-1201	<b>Date Applied For:</b> 09/27/2010	<b>CBL:</b> 036 E007001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 16 Grant St	<b>Owner Name:</b> Giroux James R &	<b>Owner Address:</b> Po Box 11082	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Down East Energy	<b>Contractor Address:</b> 172 Main Street South Portland	<b>Phone:</b> (207) 799-5585
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Tanks - Commercial	

<b>Proposed Use:</b> Commercial / Multi Family;- 4 res. D.U. Install one (1) 120 gallon gas tank for vented Rinnai Heater on the 3rd floor.	<b>Proposed Project Description:</b> Install one (1) 120 gallon gas tank for vented Rinnai Heater on the 3rd floor.
--	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Residential Plan Revie      **Approval Date:** 09/29/2010

**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 four 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.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 10/15/2010

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

- 1) Tanks shall be installed per NFPA 58
- 2) The appliance and venting shall be installed in accordance with the UL listing and IMC 2003 .

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 10/06/2010

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

- 1) Gas fired appliances must be vented in apartment buildings
- 2) The entire structure shall comply with Chapter 10 of the Portland City Code for "Existing Apartments." Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
- 3) Install shall comply with all manufacture's specifications.
- 4) Install shall comply with NFPA 58  
A compliance letter is required.

**PERMIT ISSUED**

OCT 15 2010

City of Portland

## **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 inspection required at completion of work.**

**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**

**OCT 15**

**City of Portland**



10 1201

FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT INSTALLATION OF POWER EQUIPMENT

PERMIT ISSUED  
OCT 15

City of Portland

To the INSPECTOR OF BUILDINGS, Portland, ME.

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

Location / CBL 036E00001 Use of Building Residential Apartments Date 9/27/10  
 Name and address of owner of premises 16 Grant Street  
Portland Maine 04104  
 Installer's name and address South Portland Telephone 709-5585

RECEIVED

### Location of appliance:

- Basement
- Attic

3rd  
 Roof

### Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: Rinnai 556FA

U.L. Approved  Yes  No

Will appliance be installed in accordance with the manufacture's installation instructions?  Yes  No

IF NO Explain: \_\_\_\_\_

### The Type of License of Installer:

- Master Plumber # \_\_\_\_\_
- Solid Fuel # \_\_\_\_\_
- Oil # \_\_\_\_\_
- Gas # MS.30007705
- Other \_\_\_\_\_

### Type of Chimney:

- Masonry Lined
- Metal

SEP 27 2010

Dept. of Building Inspections  
City of Portland Maine

- Direct Vent

Type Concertic U/L Rinnai

### Type of Fuel Tank

- Oil
- Gas

Size of Tank 60

Number of Tanks 1

Distance from Tank to Center of Flame 70 feet.

Cost of Work: \$ 300.00

Permit Fee: \$ 30.00

Approved

Approved with Conditions

Fire: \_\_\_\_\_

Ele.: \_\_\_\_\_

Bldg.: \_\_\_\_\_

- See attached letter or requirement

Inspector's Signature

Date Approved

Signature of Installer

Dele Trudille / Andrea Karass

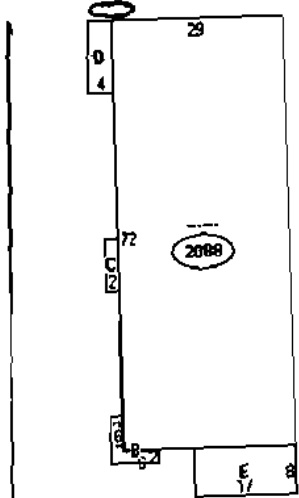
White - Inspection

Yellow - File

Pink - Applicant's

Gold - Assessor's Copy

← 20' →      ← 60' →



Designator/Area

- A: —
- 2088 sqft
- B: 2FBAY/8
- 28 sqft
- C: 2FBAY/8
- 18 sqft
- D: DFP
- 48 sqft
- E: DP/DP
- 136 sqft

Grant St

Assessor's Office | 399 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

**Services**

**Applications**

**Doing Business**

**Maps**

**Tax Relief**

**Tax Roll**

**Q & A**

**CBL** 036 E007001  
**Land Use Type** FOUR FAMILY  
**Property Location** 16 GRANT ST  
**Owner Information** GIROUX JAMES R & DAVID A GIROUX & MARIA E GIROUX JTS  
 PO BOX 11082  
 PORTLAND ME 04104  
**Book and Page** 21647/258  
**Legal Description** 36-E-7  
 GRANT ST 16-18  
 4275 SF  
**Acres** 0.098

**Current Assessed Valuation:**

[browse city services a-z](#)

[browse facts and links a-z](#)

**TAX ACCT NO.** 5282 **OWNER OF RECORD AS OF APRIL 2010**  
 GIROUX JAMES R &  
 DAVID A GIROUX & MARIA E GIROUX JTS  
 PO BOX 11082  
 PORTLAND ME 04104  
**LAND VALUE** \$66,800.00  
**BUILDING VALUE** \$294,100.00  
**NET TAXABLE - REAL ESTATE** \$360,900.00  
**TAX AMOUNT** \$6,467.34



Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

**Building Information:**

Card 1 of 1

**Year Built** 1900  
**Style/Structure Type** OLD STYLE  
**# Stories** 2  
**Bedrooms** 10  
**Full Baths** 4  
**Total Rooms** 18  
**Attic** FULL FINSH  
**Basement** FULL  
**Square Feet** 5103

[View Sketch](#) [View Map](#) [View Picture](#)



best viewed at 800x600, with Internet Explorer

**Sales Information:**

Sale Date	Type	Price	Book/Page
8/9/2004	LAND + BUILDING	\$510,000.00	21647/258
5/28/2004	LAND + BUILDING	\$0.00	21338/128
4/1/2003	LAND + BUILDING	\$395,000.00	19118/199
10/1/1998	LAND + BUILDING	\$141,500.00	14218/224

[New Search!](#)



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

2000 05 20

Received from Bruce Sibley

Location of Work 16 Delano St.

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (IL)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other N/A

CBL: 036 R 007

Check #: Visa Total Collected \$ 10.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

16-18 Grant Street  
Portland, Maine  
Scale: 1"=20'

To the lending institution and its insurer: I hereby certify that the location of the dwelling shown on this plan does conform with the local zoning laws in affect at the time of construction. The property does not fall within the special flood hazard zone.

This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions as of the date shown hereon. This plan is not for recording.

Seller: Robert Patton

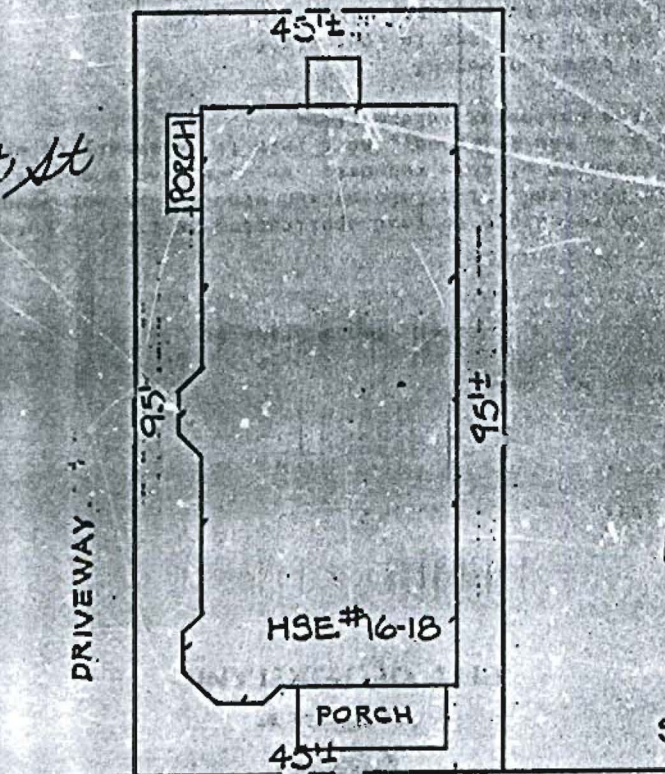
Buyer: ~~John Biek~~ Macy Wolfson  
B. A. Berlin  
Bette Joe  
Nancy L. Greenblatt

To all parties in title of the premises surveyed: I, Herbert P. Gray hereby certify that this survey was made by me on December 17, 1986, that this survey was actually made upon the ground as per record description and is correct and there are no encroachments either way across property lines except as shown on this plan.



*Herbert P. Gray*

*16-18 Grant St*



SCALE: 1"=20'

GRANT STREET





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 16-18 Grant Street

Issued to Land's End Associates

Date of Issue February 23, 1938

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. 86/864, 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

APPROVED OCCUPANCY

Entire

Four Family

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

*[Handwritten Signature]*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from user to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

*[Handwritten notes]*  
1938  
A

*[Vertical stamp]*  
RECEIVED  
FEB 23 1938