

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
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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 fam	Proposed Use: 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>LEGAL use - 4 residential D.U.</p>		<p>FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied</p> <p>*See Conditions</p>		<p>INSPECTION: Use Group: R-3 Type: LP TANK IMC 2003 NTPA 58</p>
<p>Proposed Project Description: Install one (1) 120 gallon gas tank for vented Rinnai Heater on the 3rd floor.</p>		<p>Signature: (KG)</p>		<p>Signature: JMB 10/15/10</p>
<p>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</p> <p>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied</p> <p>Signature: _____ Date: _____</p>				

Permit Taken By: gg	Date Applied For: 09/27/2010	Zoning Approval		
<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>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 9/29/10</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</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.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 20¹⁰

Received from _____

Location of Work _____

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: 026 R-05

Check #: 1000

Total Collected \$ 1000

**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

City of Portland, Maine - Building or Use Permit

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Permit No: 10-1201	Date Applied For: 09/27/2010	CBL: 036 E007001
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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 (207) 799-5585
Lessee/Buyer's Name	Phone:	Permit Type: Tanks - Commercial	

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

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

PERMIT ISSUED
OCT 15



APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

City of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location / CBL 036E007001 Use of Building Residential Apartments Date 9/27/10
 Name and address of owner of appliance Jim Giroux 16 Grant Street
Portland Maine 04104
 Installer's name and address Douneast Energy 172 Main Street
South Portland 04106 Telephone 709-5585

RECEIVED

Location of appliance:

- Basement
- Floor 3rd
- Attic
- 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 SEP 27 2010
Factory built _____

Metal
Factory Built U.L. Listing # _____

Direct Vent
Type Concertic UL# 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: _____

See attached letter or requirement

Ele.: _____

Bldg.: _____

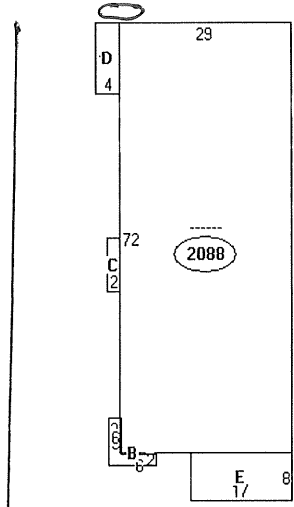
Inspector's Signature

Date Approved

Signature of Installer

Gene Gaudin / Andrea Karas

← 20' → ← 60' →



Descriptor/Area	
A:	2088 sqft
B: 2FBAY/B	28 sqft
C: 2FBAY/B	18 sqft
D: DFP	48 sqft
E: DP/OP	136 sqft

Grant St

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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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

[browse city services a-z](#)

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

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
Acres 4275 SF
 0.098

Current Assessed Valuation:

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:



Best viewed at 800x600, with Internet Explorer

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](#)



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!](#)

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

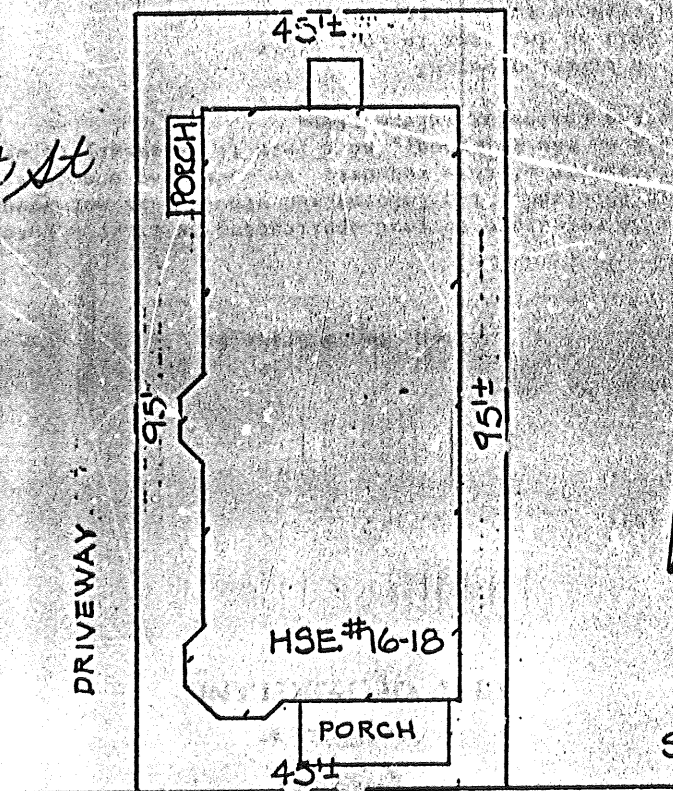
Buyer: ~~John Blich~~ Macy Wolfson
B. A. Berlin
Bette Joe
Nancy L. Greenblatt

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

[Signature]
Inspector of Buildings

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