

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that Bill Simpson

Located At 16 MECHANIC ST

Job ID: 2012-02-3374-SF

CBL: 036-H-017-001

has permission to Remove 2 kitchens

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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**

## 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:

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 OCCUPIED.**



# PORTLAND MAINE

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Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2012-02-3374-SF

Located At: 16 MECHANIC ST

CBL: 036- H-017-001

## **Conditions of Approval:**

### **Zoning**

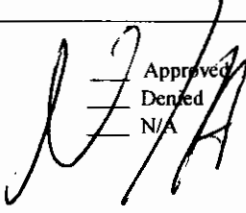
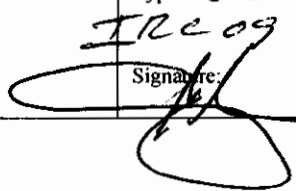
1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. With the issuance of this permit and the certificate of occupancy, this property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This property was a nonconforming three family. The building stood vacant for more than a year so it lost its legally nonconforming status as a three family. This permit is establishing the legal use as a single family.

### **Building**

1. 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.
2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
3. This permit approves kitchen removal only. It does not authorize any other work.

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

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

Job No: 2012-02-3374-SF	Date Applied: 2/23/2012	CBL: 036- H-017-001	
Location of Construction: 16 MECHANIC ST	Owner Name: 16 MECHANIC LLC (Bill Simpson)	Address: PO BOX 266 CAPE ELIZABETH, ME 04107	Phone: 207-874-0700
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Vacant - nonconforming three family	Proposed Use: Single family – remove two kitchens to establish the legal use as a single family	Cost of Work: 35000.00	CEO District:
		Fire Dept: Approved Denied N/A	Inspection: Use Group: 12-3 Type: 513 IR 209
		Signature: 	Signature: 
Proposed Project Description: establish legal use as single family		Pedestrian Activities District (P.A.D.)	

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>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>02/24/12</i> <i>ABU</i></p>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist 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: <i>ABU</i></p>
	<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

4-24-13 Dwm/BKL Bill 874-0700 Fma1 ~~3a~~ Kitchens  
removed.

R-6

2012 02 3374

66



# 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>16 MECHANICS ST.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>36          H          17</u>	Applicant: (must be owner, lessee or buyer) Name <u>Bill Simpstr</u> Address <u>P.O. Box 10250</u> City, State & Zip <u>PORTLAND, ME 04104</u>	Telephone: <u>874-0700</u>
Lessee/DBA <u>16 MECHANIC ST. LLC</u> <b>RECEIVED</b> <i>By Mail.</i>	Owner: (if different from applicant) Name _____ Address _____ City, State & Zip _____ <i>350- 340- 371</i>	Cost of Work: <u>\$35,070</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>370</u>
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>3 UNIT</u> Proposed specific use <u>SINGLE family</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u><del>Change of use from single family non conforming</del></u> <u>3 units to single family</u> <u>no actual legal use as S.F</u> <u>vacant for a year</u>		
Contractor's name: <u>BILL SIMPSTR</u> Email: _____ Address: <u>PO BOX 10250</u> <u>CLASSACTS property management</u> <u>Portland, ME 04104</u> <u>e7@hou.com</u> Who should we contact when the permit is ready: <u>SAME</u> Telephone: <u>874-0700</u> 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.

DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND, MAINE

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: William Simpstr      Date: 1-2-12

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



# Residential Additions/Alterations Permit Application Checklist

*Anne -  
I think this is  
ok to just send in?  
Bill*

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at [www.portlandmaine.gov](http://www.portlandmaine.gov), in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- N/A  Cross sections w/framing details
- Floor plans and elevations existing & proposed
- N/A  Detail removal of all partitions & any new structural beams
- N/A  Detail any new walls or permanent partitions
- N/A  Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- N/A  Window and door schedules
- N/A  Foundation plans w/required drainage and damp proofing (if applicable)
- N/A  Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- N/A  Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2009
- my due later*  Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- sent*  Electronic files in pdf format are also required
- N/A  Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- N/A  The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- N/A  Location and dimensions of parking areas and driveways
- N/A  A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

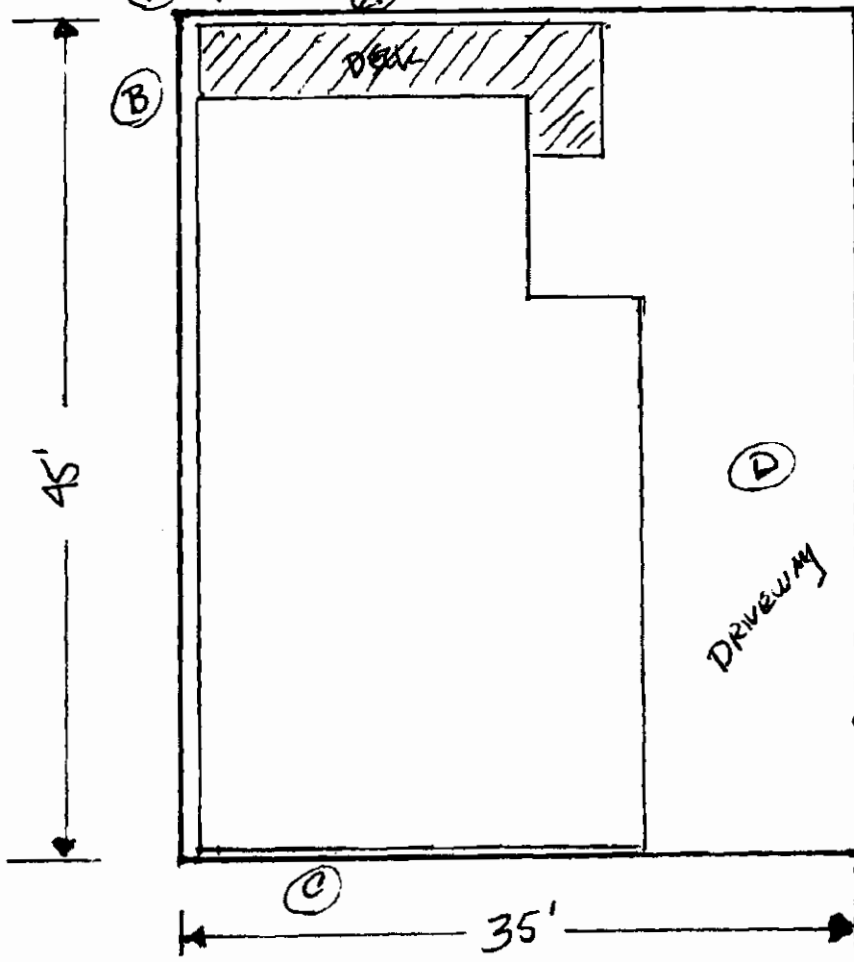
**This is not a Permit; you may not commence any work until the Permit is issued.**

16 MECHANIC STREET

LOT = 1575 SQ FT.

SETBACKS

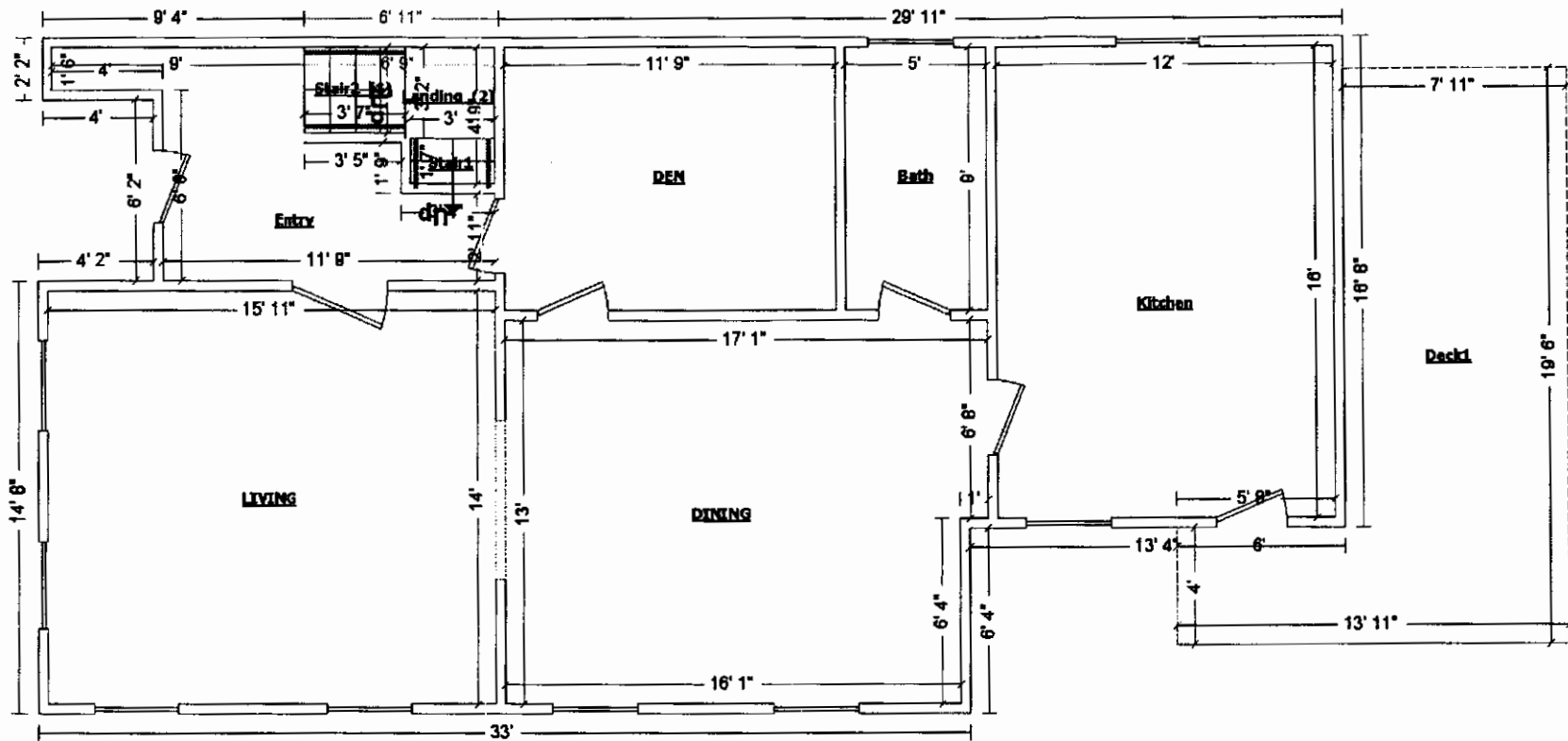
- (A) 9'
- (B) 2'
- (C) ON SIDEWALK
- (D) 12'



MECHANIC STREET

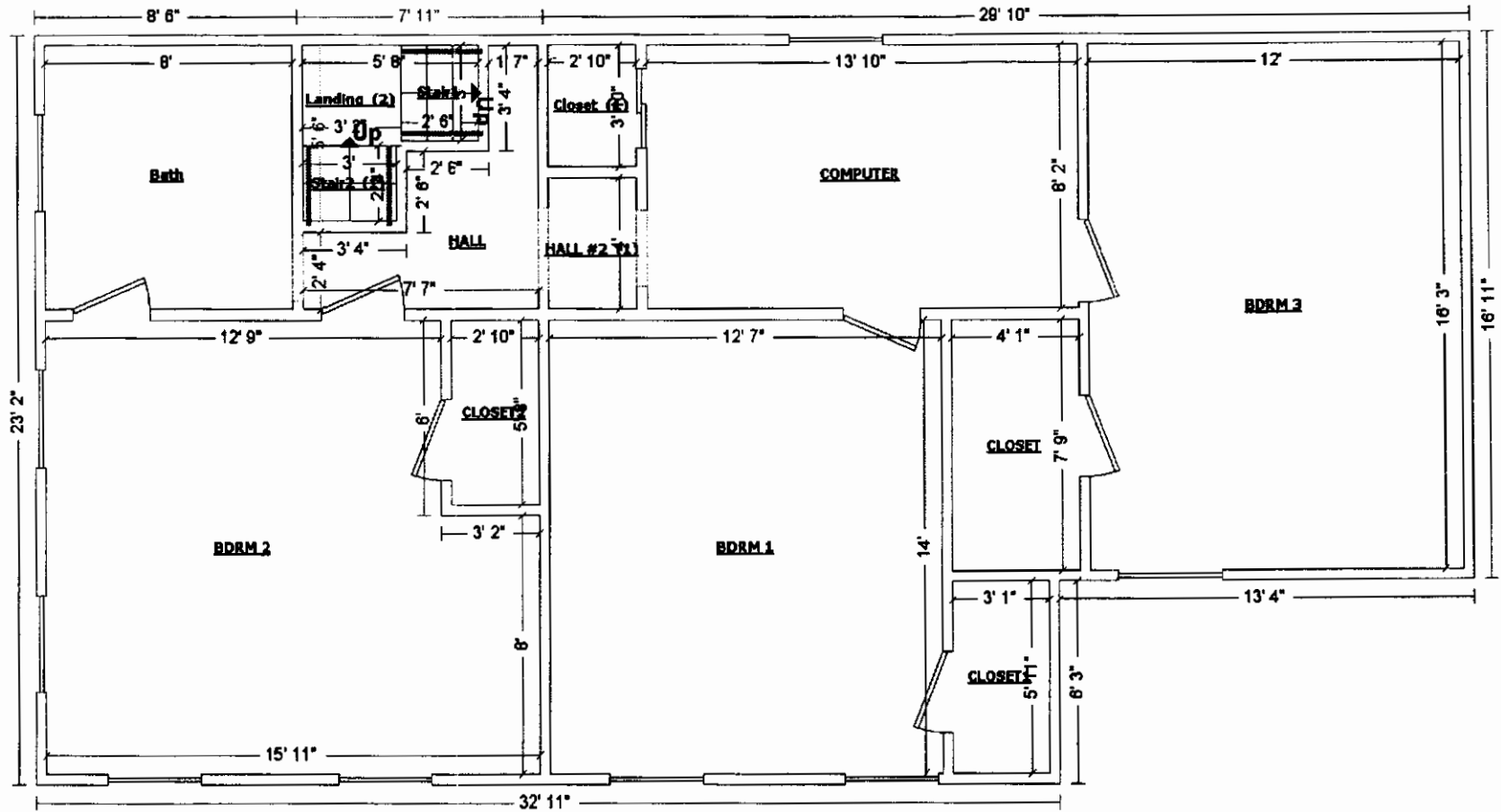


First Floor



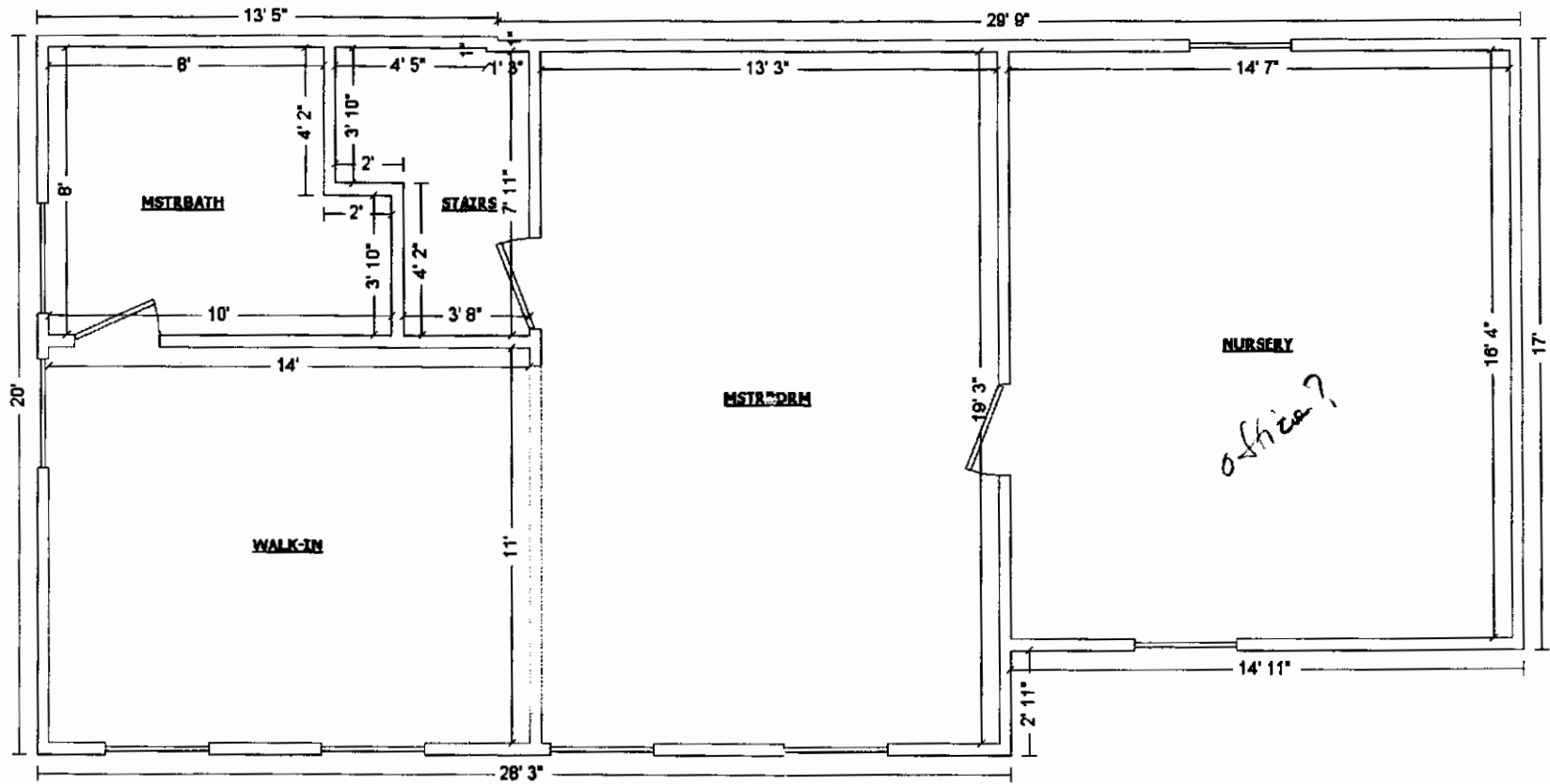
First Floor

Second Floor



Second Floor

Third Floor



Third Floor



# PORTLAND MAINE

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Receipts Details:

**Tender Information:** Check , BusinessName: Metro Management, Inc, Check Number: 61338  
**Tender Amount:** 370.00

Receipt Header:

**Cashier Id:** gguertin  
**Receipt Date:** 2/23/2012  
**Receipt Number:** 41205

Receipt Details:

Referance ID:	5359	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	370.00	Charge Amount:	370.00
Job ID: Job ID: 2012-02-3374-SF - legalize non conforming units to single family			
Additional Comments:			

Thank You for your Payment!