

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that GUNNEL LARSDOTTER

Located At 30 PLEASANT

Job ID: 2011-02-495-HVAC

CBL: 040 - -B - 009 - 001 - - - -

has permission to Install 2 Regency E21-Fire Place Gas Insert Units

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

*ML*  
Fire Prevention Officer

*ML 3-4-11*  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.

PENALTY FOR REMOVING THIS CAR

## 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.**

### 1. Final - Commercial

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.

Job ID: 2011-02-495-HVAC

Located At: 30 PLEASANT

CBL: 040 - - B - 009 - 001 - - - -



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

## Conditions of Approval:

### Zoning

1. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
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 commercial business on the first floor with 1 residential dwelling unit on the 2<sup>nd</sup> floor and 1 residential dwelling unit on the 3<sup>rd</sup> floor. Any change of use shall require a separate permit application for review and approval.
4. Separate permits shall be required for future decks, sheds, pools, and/or garages.

### Fire

1. Installation shall comply with City Code Chapter 10.
2. Installation shall comply with NFPA 211, *Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances*; NFPA 54, *National Fuel Gas Code*, NFPA 70, *National Electrical Code*, and the manufacturer's published instructions.

### Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. **A copy of the enclosed chimney or fireplace disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.**
3. The installation must comply with the State of Maine Gas Regulations. This solid fuel appliance/stove/insert shall be installed, operated and maintained per the manufacturer's specifications, the UL listing, NFPA 211 and IMC 2009.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-02-495-HVAC	Date Applied: 2/28/2011	CBL: 040 - - B - 009 - 001 - - - - -
Location of Construction: 30 PLEASANT unit #3	Owner Name: GUNNEL LARSDOTTER	Owner Address: 726 SEASHORE AVE PEAKS ISLAND, ME - MAINE 04108
Business Name:	Contractor Name: Leavitt, Nathan	Contractor Address: 581 Main St., South Portland, ME 04106
Lessee/Buyer's Name:	Phone:	Permit Type: HVAC - HVAC- Regency gas insert
Past Use: 1st floor commercial - 2nd floor 1 residential DU - 3rd floor- 1 residential DU	Proposed Use: SAME: 1st floor commercial - 2nd floor 1 residential - 3rd floor 1 residential - to add Regency gas insert	Cost of Work: 6,000.00
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A
		Signature: <i>[Signature]</i>
Proposed Project Description: 30 Pleasant unit #3- to add Regency gas insert <i>(unit #2 to add Regency gas insert - YWA)</i>		Pedestrian Activities District (P.A.D.)
Permit Taken By:	<b>Zoning Approval</b>	

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"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	Zoning Appeal <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	Historic Preservation <i>within</i> <input type="checkbox"/> Not in Dist 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>OK with conditions</i> <i>2/28/11</i>	Date:	Date: <i>Any exterior work requires a separate review &amp; approval</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	PHON

# Fire conditions

Installation shall comply with City Code Chapter 10.

Installation shall comply with NFPA 211, *Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances*; NFPA 54, *National Fuel Gas Code*, NFPA 70, *National Electrical Code*, and the manufacturer's published instructions.

**Job Summary Report**  
**Job ID: 2011-02-495-HVAC**

Report generated on Feb 28, 2011 11:46:33 AM

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**Job Type:** HVAC  
**Building Job Status Code:** Initiate Plan Review  
**Job Description:** 30 Pleasant unit#3  
**Pin Value:** 748  
**Public Building Flag:** N  
**Square Footage:**  
 GUNNEL LARSDOTTER  
 Nathan Leavitt  
**Job Year:** 2011  
**Tenant Name:**  
**Tenant Number:**  
 Property Owner  
 PROPANE INSTALLER

**Job Charges**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
Job Valuation Fees	\$80.00		\$80.00						\$80.00

**Location ID: 6128**

**Location Details**

Alternate Id Parcel Number Census Tract GIS X GIS Y GIS Z GIS Reference Longitude Latitude  
 L07520 040 B 009 001 M -70.257928 43.654186

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				30 PLEASANT STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
THREE FAMILY		DOWNTOWN BUSINESS		Historic District	DISTRICT 2			CENTRAL BUSINESS DISTRICT

**Structure Details**

**Structure: Professional Office Building**

**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Office & Professional Buildings	0			30 PLEASANT STREET WEST

Longitude Latitude GIS X GIS Y GIS Z GIS Reference  
 Agency: Nathan Leavitt  
 User Defined Property Value

**Permit #: 2011.1574**

**Permit Data**

*Not in Queue*





FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



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 30 Pleasant St unit 3 Use of Building Home Date 2/28/11  
 Name and address of owner of appliance Ben Ray 30 Pleasant St unit 3  
Portland ME  
 Installer's name and address Arthur Leavitt 581 Main St. South Portland 11  
04106 Telephone 207 329 2129

### Location of appliance:

- Basement
- Floor 2nd + 3rd Floor Units N/A
- Attic
- Roof

### Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: REGENCY E 21 - insert.

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 # PNT 3872
- Other \_\_\_\_\_

### Type of Chimney:

- Masonry Lined
- Factory built \_\_\_\_\_

Metal  
Factory Built U.L. Listing # SS lines

Direct Vent  
Type \_\_\_\_\_ UL# \_\_\_\_\_

### Type of Fuel Tank

- Oil
- Gas

Size of Tank \_\_\_\_\_

Number of Tanks \_\_\_\_\_

Distance from Tank to Center of Flame \_\_\_\_\_ feet.

Cost of Work: \$ 5,249

Permit Fee: \$ 80

### Approved

### Approved with Conditions

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

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

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

See attached letter or requirement

Inspector's Signature

Date Approved

Signature of Installer [Signature]

White - Inspection

Yellow - File

Pink - Applicant's

Gold - Assessor's Copy





www.regency-fire.com

# E21 Gas Insert

Owners & Installation Manual



MODELS: E21-NG3 Natural Gas E21-LP3 Propane

**WARNING:**

If the information in these instructions are not followed exactly, a fire or explosion may result causing property damage, personal injury or loss of life.

**FOR YOUR SAFETY**

Do not store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance.

Installation and service must be performed by a qualified installer, service agency or the gas supplier.

**FOR YOUR SAFETY**

What to do if you smell gas:

- Do not try to light any appliance
- Do not touch any electrical switch: do not use any phone in your building.
- Immediately call your gas supplier from a neighbour's phone. Follow the gas supplier's instructions.
- If you cannot reach your gas supplier, call the fire department.



*Installer:* Please complete the details on the back cover and leave this manual with the homeowner.  
*Homeowner:* Please keep these instructions for future reference.

# CONGRATULATIONS!

You are the owner of a state-of-the-art Gas Insert by:  
**FPI FIREPLACE PRODUCTS INTERNATIONAL LTD.**

The **Regency® Gas Fireplace Series** has been designed to provide you with all the warmth and charm of a fireplace, at the flick of a switch. The models E21-NG3 and E21-LP3 of this series have been approved by Warnock Hersey for safety. As it also bears our own mark, it promises to provide you with economy, comfort and security for many trouble free years to follow. Please take a moment now to acquaint yourself with these instructions and the many features of your Regency® Fireplace.



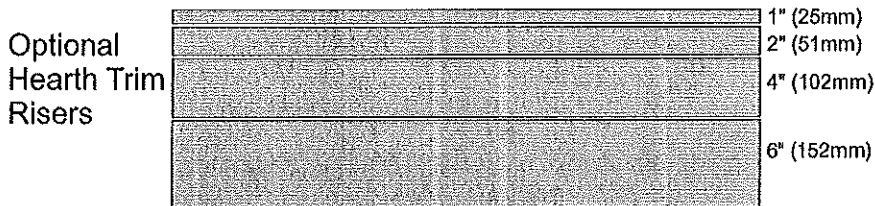
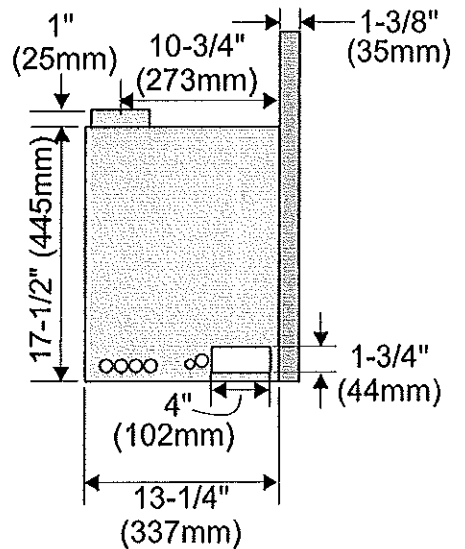
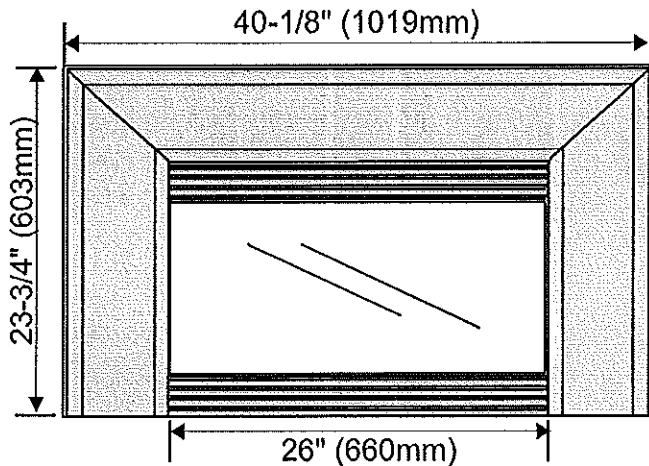
## WARNING




**HOT GLASS WILL  
CAUSE BURNS**

**DO NOT TOUCH GLASS  
UNTIL COOLED**

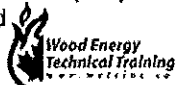
**NEVER ALLOW CHILDREN  
TO TOUCH GLASS**





**NATIONAL  
FIREPLACE  
INSTITUTE**  
**CERTIFIED**  
www.nfi-certified.org

We recommend that our products be installed and serviced by professionals who are certified in the U.S. by the National Fireplace Institute® (NFI) or in Canada by Wood Energy Technical Training (WETT).



**Wood Energy  
Technical Training**  
www.wettinc.ca

