

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

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

Permit No: 07-0518	Issue Date:	CBL: 044 B010001
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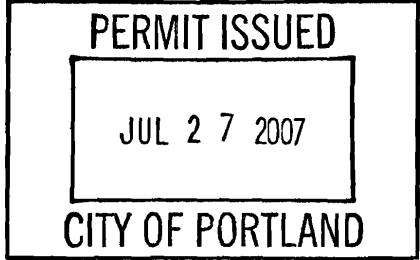
Location of Construction: 27 STATE ST	Owner Name: LAMOUR RUSSELL & SYLVIE D	Owner Address: 27 STATE ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R6

Past Use: 7 Units	Proposed Use: 7 Units - Repair Supports in Storage Area	Permit Fee: \$30.00	Cost of Work: \$150.00	CEO District: 2
<i>legal use -</i>	<i>4 dv @ 295 sq ft - total of 7 d.v. 3 dv @ 275 sq ft</i>	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R2</i> Type: <i>SB</i> <i>IBC-2003</i>	

Proposed Project Description: repair Supports in Storage Area	Signature: <i>Corea Cross</i>	Signature: <i>JMB 7/27/07</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: Idobson	Date Applied For: 05/10/2007	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/> Date: <i>6/7/07</i> <i>all work w/in existing foot print</i> <i>OK w/condition Agn</i>	<b>Zoning Appeal</b> <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 Date:	<b>Historic Preservation</b> Yes <input type="checkbox"/> Not in District or Landmark <input checked="" 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>6/6/07 SAK</i>
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**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.

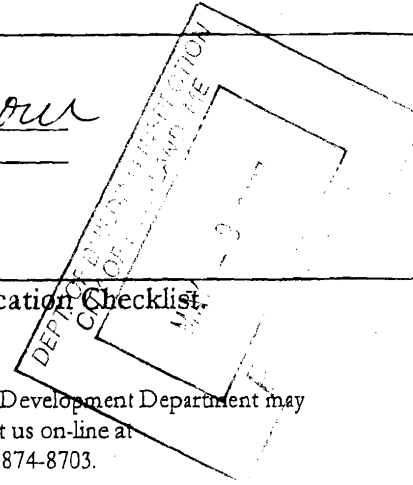
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



# 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>27-29 State St</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>44</u> Block# <u>B</u> Lot# <u>10</u>		Owner: _____ Telephone: <u>409-9221</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Russell Lamour</u> <u>27 State St 1 Floor</u> <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>150.00</u> Fee: \$ <u>30.00</u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Units</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Repair supports in storage area</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Russell Lamour</u> Mailing address: _____ Phone: <u>409-9221</u> <u>27 State St 1 Floor</u> <u>Portland, ME 04101</u>		



Please submit all of the information outlined in the Commercial Application 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 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.

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 of applicant: <u>Russell Lamour</u>	Date: <u>5-9-07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

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

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

Permit No: 07-0518	Date Applied For: 05/10/2007	CBL: 044 B010001
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Location of Construction: 27 STATE ST	Owner Name: LAMOUR RUSSELL & SYLVIE D	Owner Address: 27 STATE ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: 7 Units - Repair Supports in Storage Area	Proposed Project Description: repair Supports in Storage Area
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**Dept:** Historic      **Status:** Not Applicable      **Reviewer:** Scott Hanson      **Approval Date:** 06/07/2007

**Note:** The storage areas on the rear of the building are not visible from the public way and do not require review and approval by Historic Preservation staff. **Ok to Issue:**

No work to the side stairs on either side of the house is mentioned in the application, but the south set is missing and the north set is deteriorated. Any work to these stairs will need to meet the standards of the Historic Preservation Ordinance and require HP approval before the work is commenced.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 06/07/2007

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

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This property shall remain a seven family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** 07/27/2007

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

- 1) Any structural posts or beams that are damage or decayed must be replaced.
- 2) The stairs and landing needs to be stucturally sound and secure.
- 3) The missing sheetrock in the hallway needs to be filled in as the photo shows
- 4) An electrical permit is required to repair the service panel and any electrical deficiencies.

**Dept:** Fire      **Status:** Not Applicable      **Reviewer:** Capt Greg Cass      **Approval Date:**

**Note:** This doesn't appear to affect Life Safety **Ok to Issue:**

**Comments:**

5/10/2007-Idobson: This permit is tied w/ housing violations. It is being put on hold for inadequate submissions. See Jon for further information LJD

5/10/2007-Idobson: Cost of work VERY low

<b>Location of Construction:</b> 27 STATE ST	<b>Owner Name:</b> LAMOUR RUSSELL & SYLVIE D	<b>Owner Address:</b> 27 STATE ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

6/7/2007-jmb: Left voice msg w/Russell L. for more details on which footings to be replaced and fastenings. Also to have a master electrician get a permit to repair the service panel area.

7/23/2007-jmb: Left a voicemail with Russell L. To call for details on the footing placement and fastenings

7/27/2007-jmb: Russell L. Came in to explain that some of the posts have concrete footings and some don't. They will add new concrete piers to all the posts without.

6/7/2007-jmb: Sent to zoning for review

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 13541 PAGE 239 COUNTY Cumberland  
 PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 27-29 State Street, Portland, Maine

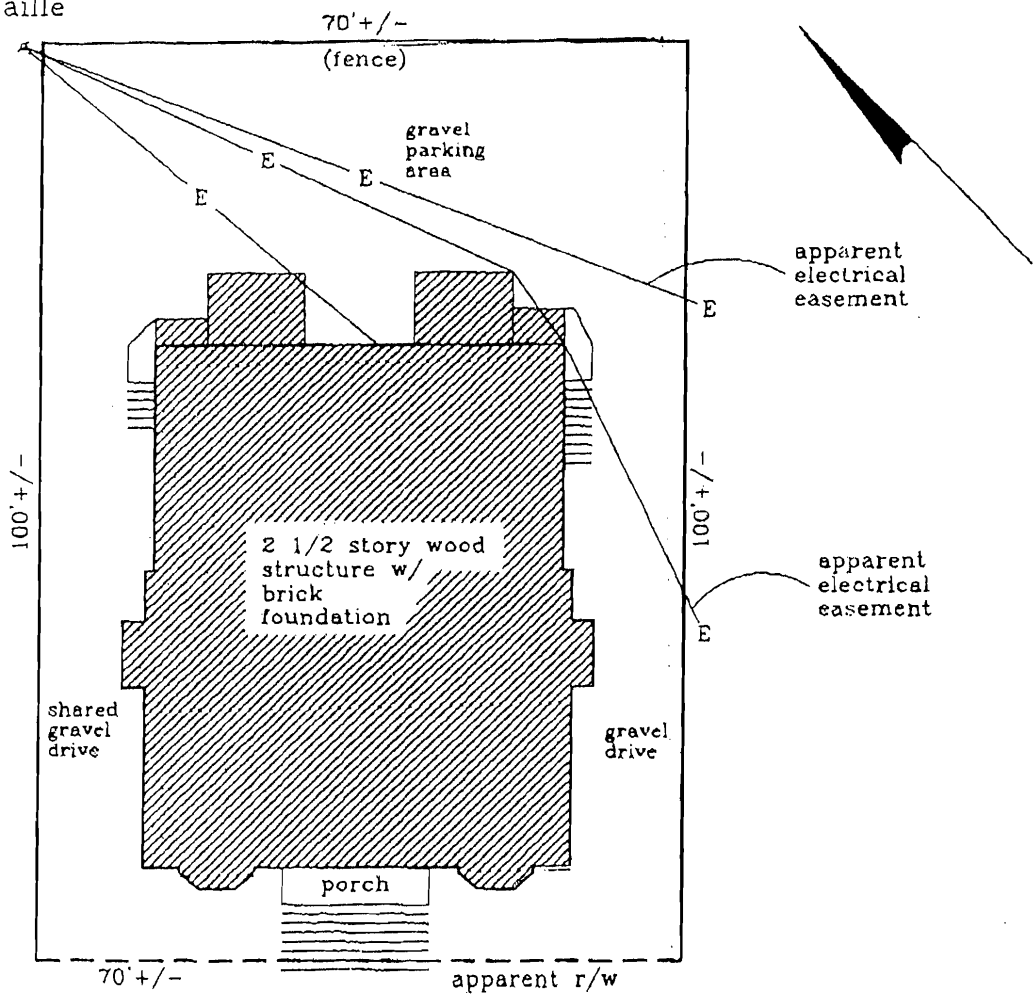
Job Number: 268-55

Buyers: Russell & Silvie Lamour

Inspection Date: 1-20-00

Scale: 1" = 20'

Sellers: Elizabeth Baille



State Street to York St. →

*[Handwritten signature]*

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY

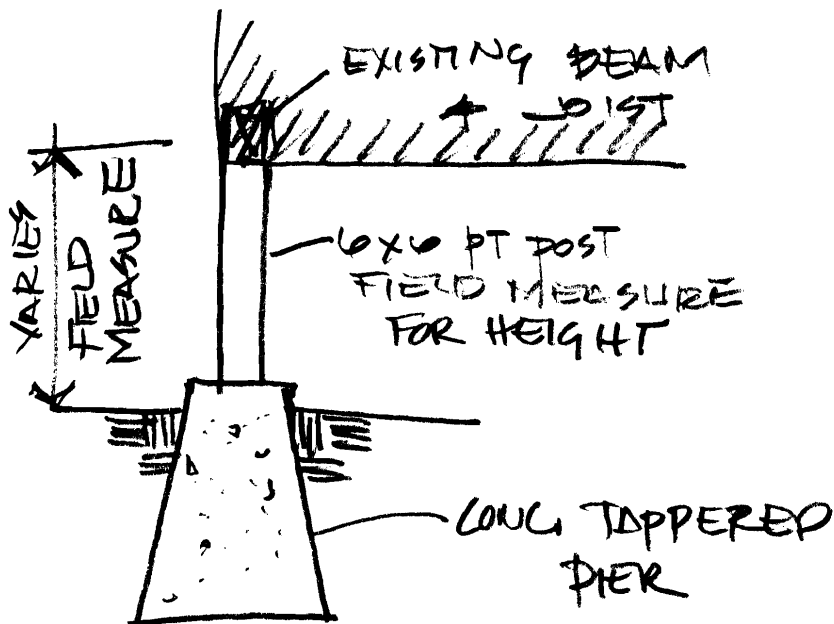
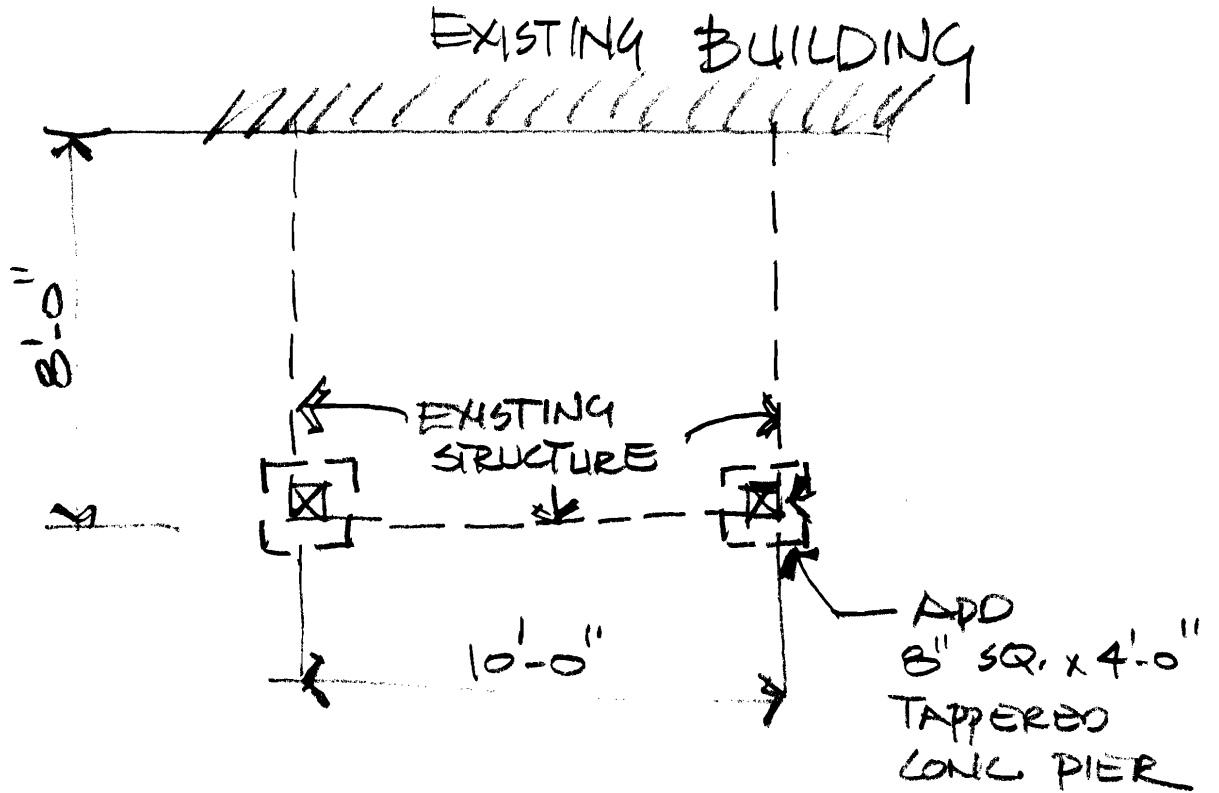
HEREBY CERTIFY TO: Maine Title Co., Mechanics Savings Bank and its title insurer

- Monuments found did not conflict with the deed description.
- The dwelling setbacks do not violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel: 230051-0013 B
- The structure does not fall within the special flood hazard zone
- The land does not fall within the special flood hazard zone.

Livingston - Hughes  
 Professional Land Surveyors  
 88 Guinea Road  
 Kennebunkport - Maine 04046  
 207-967-8761 phone/fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

27-29 - State St  
Portland, ME 04101



**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> LAMOUR RUSSELL & SYLVIE D JTS		<b>Inspector</b> Jon Rioux	<b>Inspection Date</b> 4/30/2007
<b>Location</b> 27 STATE ST	<b>CBL</b> 044 B010001	<b>Status</b> Re-Inspect 10 Days	<b>Inspection Type</b> Complaint-Inspection

<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
1) 6-113.5	Exterior				
<b>Violation:</b>	Maintenance of lighting fixtures				
<b>Notes:</b>	Repair the building electrical service connection so that it is in good and safe working condition and in accordance with the electrical code of the city by the 10th day of May, 2007. Note: a Master Electrician is required.				
2) 6-108.1					
<b>Violation:</b>	Foundations cellars, exterior walls, roofs				
<b>Notes:</b>	Every foundation, and exterior wall shall be structurally sound and in good repair; and shall be safe for the intended use as well as capable of supporting whatever load normal use may cause to be placed thereon. A building permit must be submitted to this office by the 10th day of May, 2006.				

**Comments:**

Please call 874-8703 or 874-8693 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 initialing 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.

- holes dug Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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.

NO CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

x Russell Ramon

Signature of Applicant/Designee

Date

2-27-07

Deanne Banta

Date

1/27/07

Signature of Inspections Official

CBL: 44-B-10

Building Permit #: 07-518





044 B010

**PINE TREE LEGAL ASSISTANCE, INC.**

Portland Area Office  
88 Federal Street  
P. O. Box 547  
Portland, Maine 04112-0547  
207.774.8211  
828.2308 TTY  
828.2300 FAX

**FACSIMILE COVER SHEET**

DATE: 6/11/07  
TO: JOHN RIAZ  
FIRM: COLE  
FAX NO: 874-8949  
FROM: JOHN FRENCH

NUMBER OF PAGES, including cover sheet: 2  
Original to follow by mail: Yes  No

Message: *Hi John,  
Ron's complaint.  
John*

Should there be any problem with receipt of this transmission, please contact this office immediately at 207.774.8211

The information contained in this transmission is intended only for the individual or entity named above; this transmission may contain information which is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is NOT the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication IS STRICTLY PROHIBITED. If you have read this transmission in error, please notify us immediately by telephone and return the original transmission to us at the above address via the U.S. Postal Service. Thank you.

NOTICE OF VIOLATION/MAINE WARRANTY OF HABITABILITY

14 M.R.S.A. §6021  
(Apartments and Houses)

10 M.R.S.A. §9099  
(Mobile Home Park Spaces)

TO: RUSSELL LENTHE  
FROM: RON SAMPERS

According to the provisions of the laws governing The Maine Warranty of Habitability, landlords must maintain their rental units and mobile home park spaces free from any condition which endangers or impairs the health or safety of tenants. The unit/mobile home park space which I rent from you at:

is subject to these provisions and **IS IN VIOLATION OF THE WARRANTY OF HABITABILITY ACT FOR THE FOLLOWING REASON(S):**

- Inadequate Heat/Faulty Heat System
- Leaking Ceilings
- Inadequate Hot Water
- Unfit Drinking Water
- Poor Air Quality
- Unsafe Electrical Wiring - 5 OUTLETS NO WORK
- Malfunctioning Sewage System
- Other NEED KEYS TO MY APARTMENT, BACK DOOR KEYS ALSO.

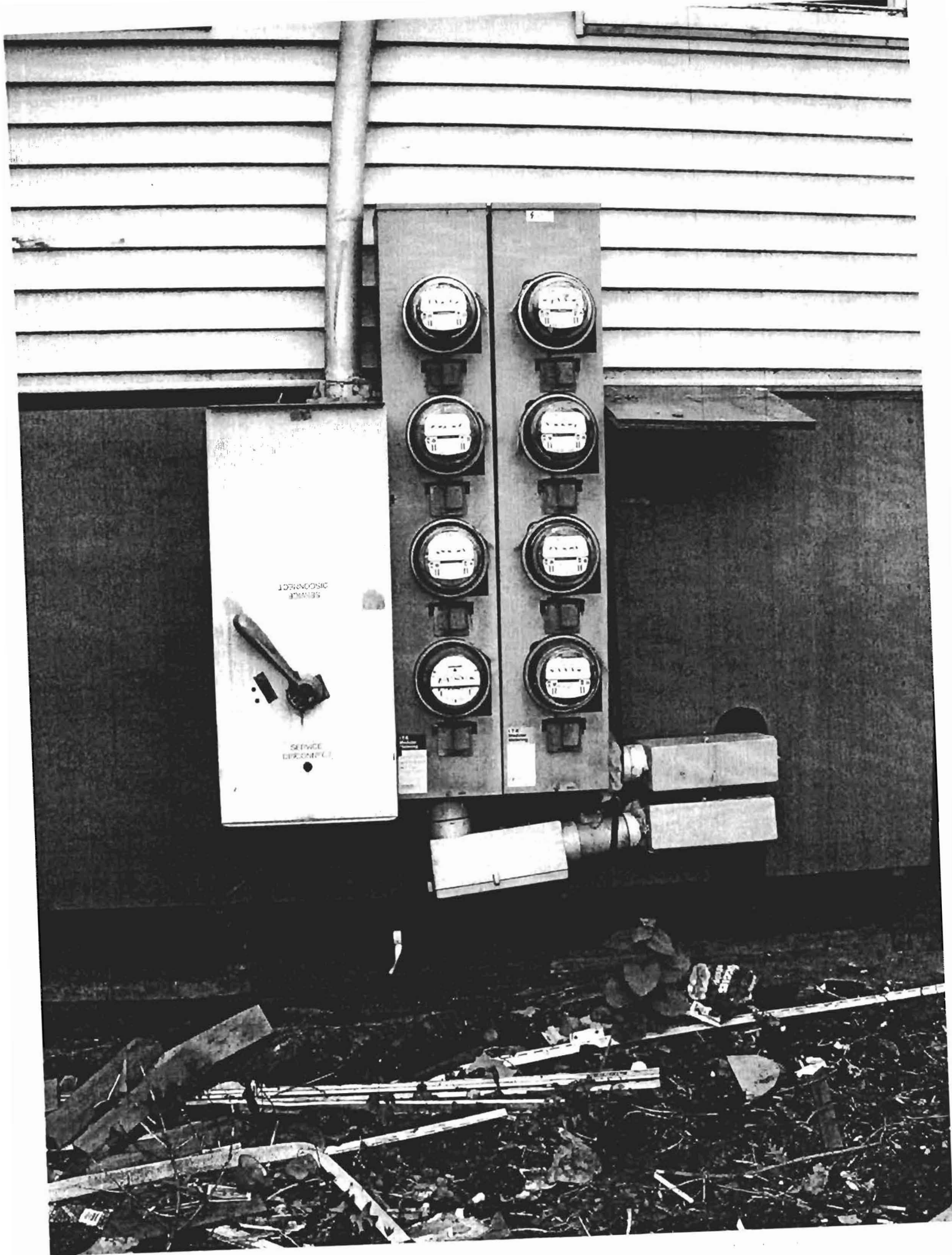
COMMENTS: (Describe the details of your complaint):

PIECES IN ATTIC, MAKE OTHER ROOFS,  
FRONT STEPS NEED TO BE REPAIRED. WINDOWS IN  
APARTMENT NEED TO BE REPAIRED.

I HEREBY REQUEST THAT YOU CORRECT THE ABOVE DEFECT(S) IMMEDIATELY. Please be advised that if you fail to do so, I will take appropriate legal action. If you are found to have violated the Warranty of Habitability Act, a judge can order you to correct the defect, reduce my future rental payment, and return to me rent which I have paid to you while the defect existed.

SIGNED: Ronald Sampers DATE: 6/1/07

Give this Notice to your landlord personally or by Certified Mail/Return Receipt Requested. If you mail it, send a second copy to your landlord by regular mail. Keep a copy for your records and send a copy to your local Code Enforcement Officer.

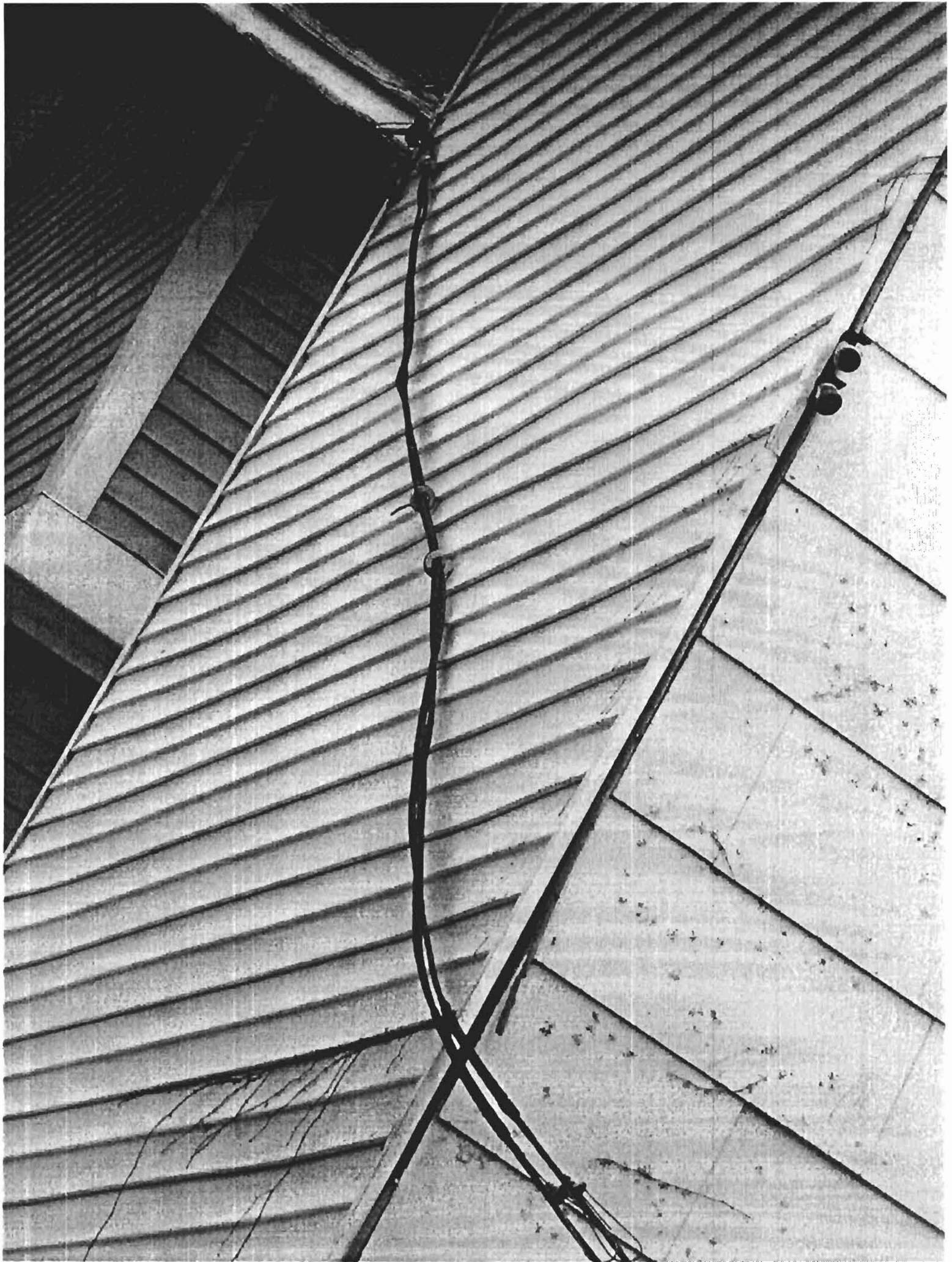


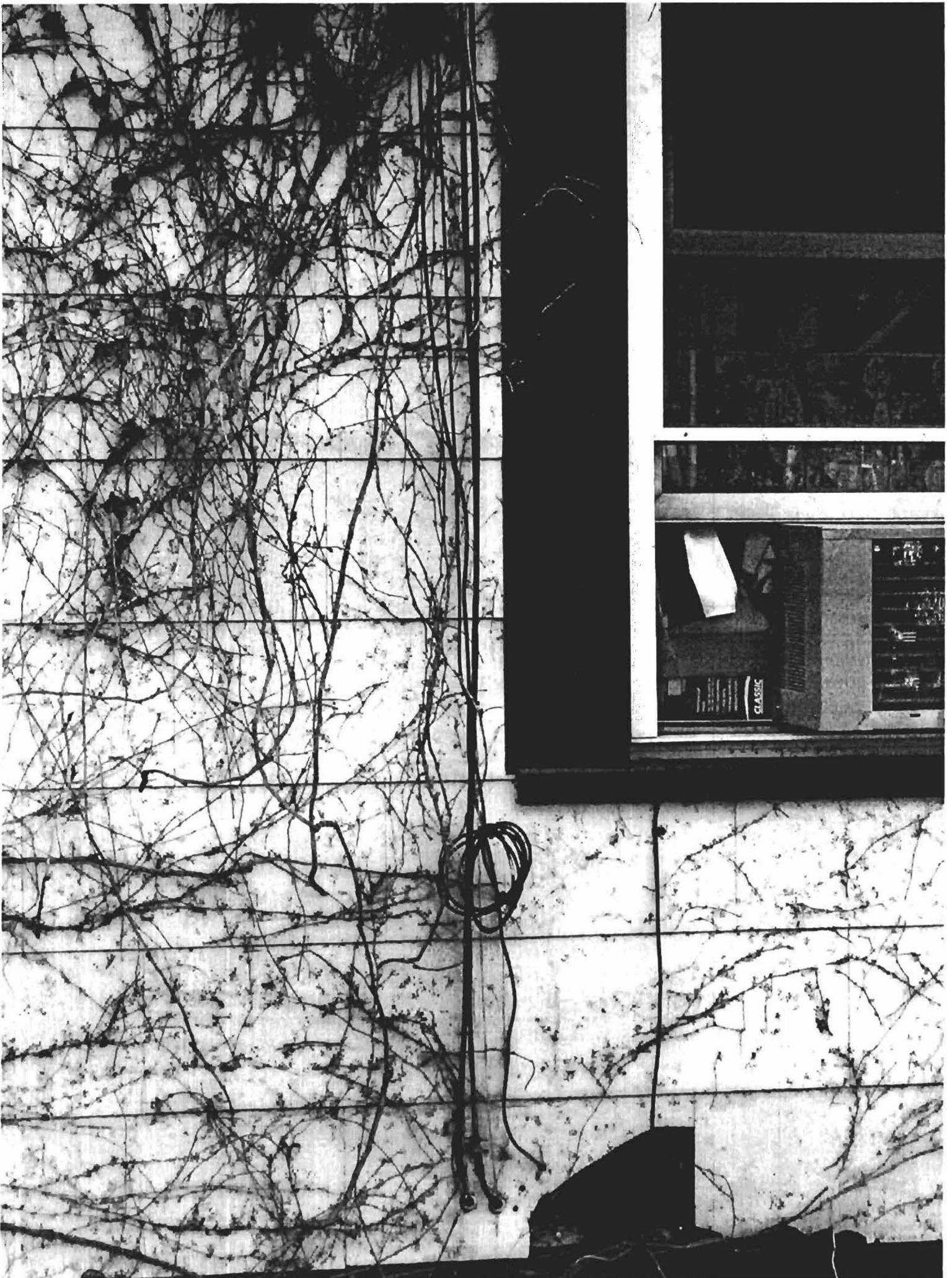
SERVICE DISCONNECT

SERVICE DISCONNECT

5



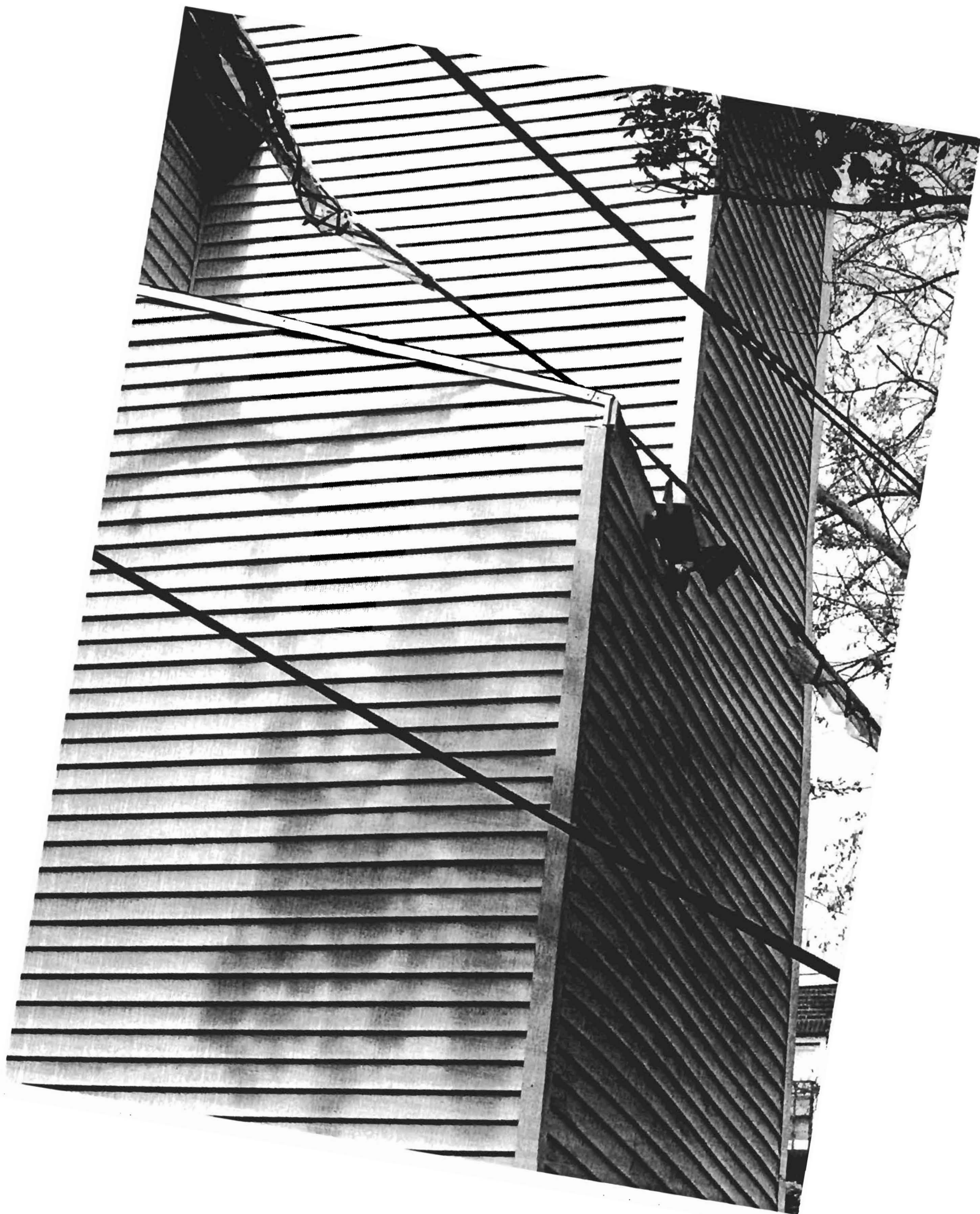


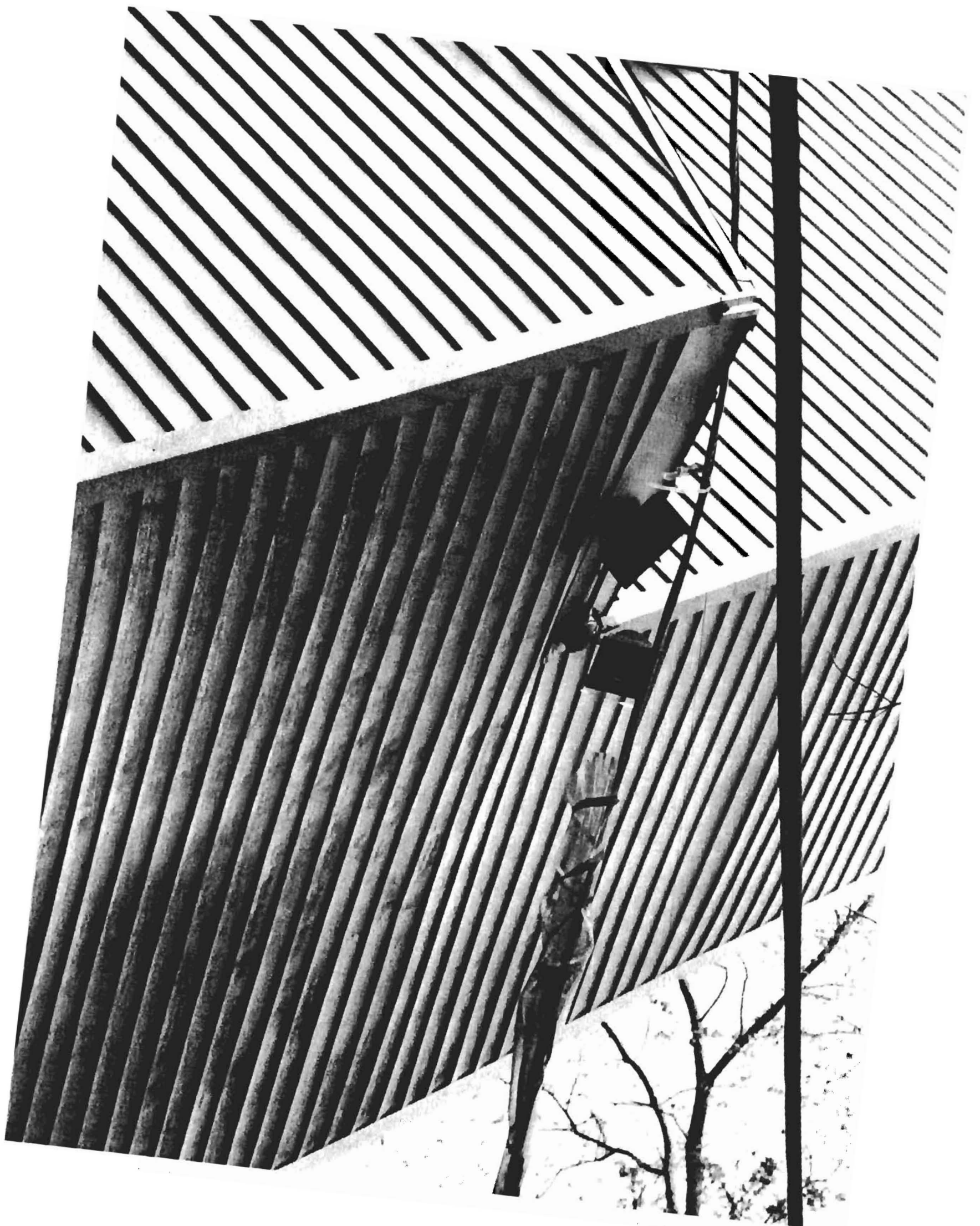


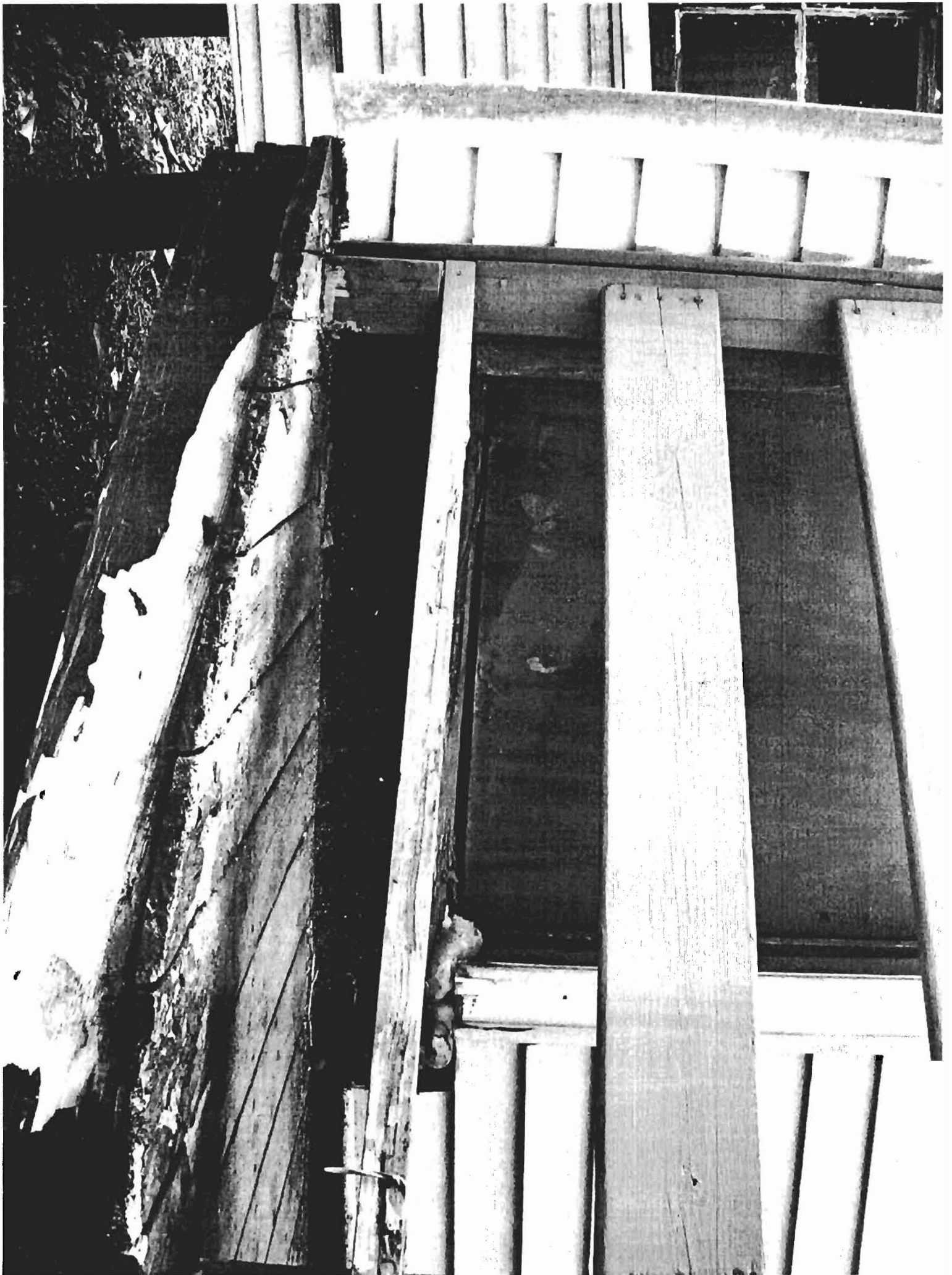














CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 27- 29 STATE STREET

Issued to A.C.H. INC & MICHAEL EMMONS  
1066 B SHORE RD CAPE ELIZ, ME 04107

Date of Issue 3/23/88

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. 01334/87, 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, 7 APT'S, 4 AT 29 STATE ST.

APARTMENTS

Limiting Conditions: 3 AT 27 STATE ST.

APARTMENTS. ~~SUBJECT TO AS DESCRIBED~~ IN ATTACHED LETTER.

FIRE DEPT APPROVAL [Signature] ELECTRICAL [Signature] PLUMB [Signature]

This certificate supersedes  
certificate issued

Approved:

3/23/88

(Date)

[Signature]  
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.