

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number 086278

EXPIRED

This is to certify that MARDIGAN STEPHEN / N/A Age Bu LLC
has permission to Duplex - New town house st duplex
AT 31 FOREST ST E 31011001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification inspection must be given and when permission procured before this building or part thereof is occupied or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Dept.	
lth Dept.	DEC 9 2010
peal Board	
Other	

Department Name
CITY OF PORTLAND

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

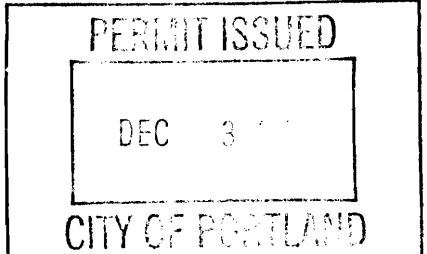
City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0578	Issue Date:	CBL: 053 A011001
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Location of Construction: 31 FOREST ST	Owner Name: MARDIGAN STEPHEN	Owner Address: 460 BAXTER BLVD	Phone:
Business Name:	Contractor Name: New Age Builders, LLC	Contractor Address: 25 Alice St Portland	Phone: 2076321124
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	Zone: R-6 infill
Past Use: Vacant Land	Proposed Use: Duplex - New town house style duplex	Permit Fee: \$2,295.00	Cost of Work: \$220,000.00
Proposed Project Description: Duplex - New town house style duplex		INSPECTION: Use Group: R-3 Type: 5B 4 stories IBC 2003	CEO District: 2
		Signature:	Signature:
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.):	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature:	Date:

EXPIRED

Permit Taken By: Idobson	Date Applied For: 05/28/2008	Zoning Approval		
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 N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel B Zone C <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2008-0072 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM Date: 9/15/08	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 Date:	Historic Preservation <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 Date: 9	



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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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 initializing 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.

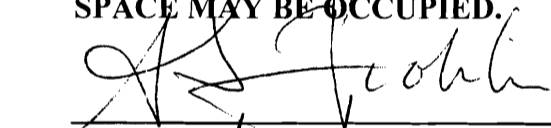
A Pre-construction Meeting will take place upon receipt of your building permit.

- As discussed, a geotechnical engineering firm must perform special inspections in accordance with the facts and recommendations documented in the geotechnical report dated 03/02/07.
- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space
- 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.

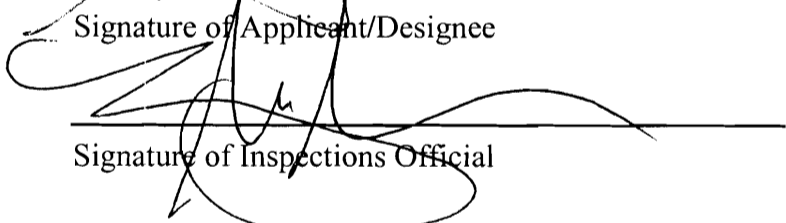
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



 Signature of Applicant/Designee



 Signature of Inspections Official

12/3/02

 Date

12/3/02

 Date

CBL: 053 A011001 Building Permit #: 08-0578

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Permit No: 08-0578	Date Applied For: 05/28/2008	CBL: 053 A011001
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Location of Construction: 31 FOREST ST	Owner Name: MARDIGAN STEPHEN	Owner Address: 460 BAXTER BLVD	Phone:
Business Name:	Contractor Name: New Age Builders, LLC	Contractor Address: 25 Alice St Portland	Phone: (207) 632-1124
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	

Proposed Use: Duplex - New town house style duplex	Proposed Project Description: Duplex - New town house style duplex
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/05/2008
Note: Approved under R-6 small lot provision **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 two (2) 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 approved site plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 12/03/2008
Note: **Ok to Issue:**

- 1) All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 45 STC.
- 2) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 3) The attic scuttle opening must be 22" x 30".
- 4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 5) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 6) As discussed, a geotechnical engineering firm must perform special inspections in accordance with the facts and recommendations documented in the geotechnical report dated 03/02/07.

Dept: Public Services **Status:** Approved **Reviewer:** **Approval Date:** **Ok to Issue:**

Note:

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** **Ok to Issue:**

Note:

Dept: Parks **Status:** Pending **Reviewer:** **Approval Date:** **Ok to Issue:**

Note:

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Dept: Fire **Status:** Approved **Reviewer:** Capt Greg Cass **Approval Date:**
Note: **Ok to Issue:**

Dept: DRC **Status:** Pending **Reviewer:** Philip DiPierro **Approval Date:** 11/06/2008
Note: **Ok to Issue:**

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Jean Fraser **Approval Date:** 10/15/2008
Note: **Ok to Issue:**

- 1) i. That the final building plans and elevations shall be stamped by a professional engineer; and
- ii. That prior to any construction work commencing, a licensed surveyor shall stake out the building foundation locations, for review by the Planning Authority, to confirm that the setbacks are consistent with the approved plans; and
- iii. That the applicant shall submit, for review and approval by the Planning Authority, a Landscape Plan identifying the species and sizes of proposed planting on the site.

Comments:

6/5/2008-mes: There was a past site plan/subdivision application (2007-0150) for a three unit on this site that has been on hold. Now there is a different proposal for a two unit (2008-0072).

6/11/2008-mes: The "new" site plan does not reflect the proposed duplex. It is the old site plan for the 3 unit. I can not review until the correct site plan is submitted. The review is obviously on hold.

10/3/2008-mes: I just received enough information for me to sign off on a site plan for planning. I will pass the permit on for further review of Bldg Codes. Permit should be returned to me for final sign off. WAIT FOR PLANNING STAMPED APPROVED SITE PLAN BEFORE ISSUING PERMIT.

11/5/2008-mes: I just received the stamped approved site plan from Jean F. Today. I asked about whether the building permit could be issued.

6/15/2009-jmb: Archie G. Came in today to inform that Ed Mardigan has sold the property and the work has not begun. The permit is technically expired. He will talk with Phil D. About the site plan and the PG and bond for the work. He's not sure if he will apply for an extension.

9/14/2009-jmb: Phil D. was Informed from Archie G. that the property has been sold and the PG refund will be requested. I pulled the file and expired the permit. Permit is by the scanner.