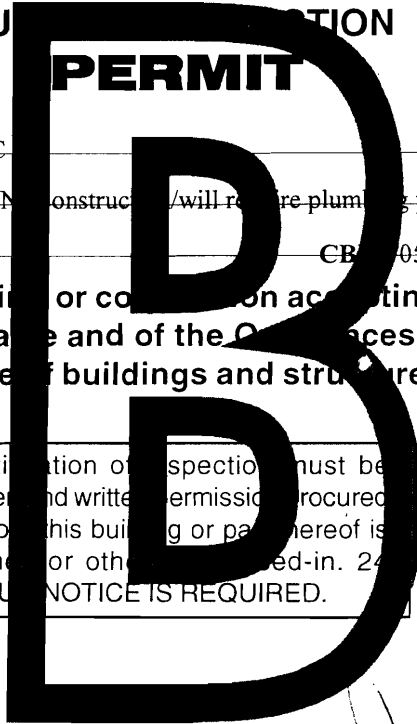


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT



Please Read Application And Notes, If Any, Attached

Permit Number: 081532

PERMIT ISSUED

DEC 26 2008

CITY OF PORTLAND

This is to certify that TANDEM PROPERTIES LLC
has permission to Move the location of kitchen - No construction / will require plumbing permits and electrical. Vacated room will be used as a bedroom
AT 180 GRANT ST CB# 053 C006001

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 of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-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

Fire Dept. Craig Cross
Health Dept. _____
Appeal Board _____
Other _____

Department Name

Jamie Bouke 12/23/08
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: 08-1532	Issue Date:	CBL: 053 C006001
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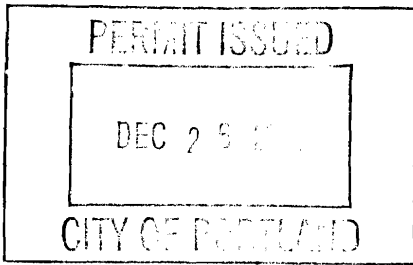
Location of Construction: 180 GRANT ST	Owner Name: TANDEM PROPERTIES LLC	Owner Address: 40 COTTAGE PARK RD	Phone: 207-650-6120
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-6

Past Use: Multi Family Residential <i>legal use - 6 div. per permit 98-1061</i>	Proposed Use: Multi Family Residential - Move the location of kitchen - No construction/will require plumbing permits and electrical. Vacated room will be used as a bedroom. <i>first floor - #1</i>	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 2
Proposed Project Description: Move the location of kitchen - No construction/will require plumbing permits and electrical. Vacated room will be used as a bedroom. - <i>first floor #1</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i> <i>DPG-2003</i> Signature: <i>AMB 12/23/08</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: lmd	Date Applied For: 12/10/2008	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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	Zoning Appeal	Historic Preservation
<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"/> <i>Ok w/ conditions</i> Date: <i>12/10/08 AM</i>	<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: _____	<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 <i>ASU</i> Date: _____



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

6/9/09 Inspected w/ Catherine N.

The plans were opposite existing & proposed -
Clarified this with notes on plans.

- Smoke detector needed in Lu Rm interconnected w/ New bedroom location
- Check for grounding of panel to H₂O Meter
- 6 New Rinnais need permits.
- Called Electrician - & gas installer.
Called Catherine to inform need another inspection. JMB

06/26/09 Firm okay 

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1532	Date Applied For: 12/10/2008	CBL: 053 C006001
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Location of Construction: 180 GRANT ST	Owner Name: TANDEM PROPERTIES LLC	Owner Address: 40 COTTAGE PARK RD	Phone: 207-650-6120
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Multi Family Residential - unit #1 1st floor. Move the location of kitchen - No construction/will require plumbing permits and electrical. Vacated room will be used as a bedroom.	Proposed Project Description: Unit #1, 1st floor. Move the location of kitchen - No construction/will require plumbing permits and electrical. Vacated room will be used as a bedroom.
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/10/2008

Note: Apartment is located on the left as you enter the building.

Ok to Issue:

- 1) 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.
- 2) This property shall remain a six 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:** 12/23/2008

Note:

Ok to Issue:

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in the new bedroom, and in the hallway outside the bedroom.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 12/11/2008

Note:

Ok to Issue:

- 1) All construction shall comply with NFPA 101
- 2) No means of egress shall be affected by this renovation

Comments:

12/16/2008-jmb: Spoke to Mrs. Nekoie about an egress size window in the newly created bedroom and a hard wired smoke detector. She will get back with the measurements and confirmed there is a smoke detector already.

12/17/2008-jmb: Kathy N. Called, the dimensions of the open sash are 30" accross the sill and 42" diagonal, also verified no smoke in the new bedroom, will add. The 42" measurement is not per code, she will inform of the actual vertical dimension.

12/23/2008-jmb: Kathy N. Called with the correct dimensions of the egress window 30"x32"=960 sf, ok for egress



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>150 Grant St Apt # 1</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>053</u> Block# <u>C</u> Lot# <u>006</u>	Applicant * must be owner, Lessee or Buyer * Name <u>BAHMAN NEKOIE</u> Address <u>40 cottage park Rd</u> City, State & Zip <u>Portland, Me 04103</u>	Telephone: <u>(207) 650-6120</u> <u>CONTACT</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1000,00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Rent LOUITS</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>was rented RESIDENTIAL</u> Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>- Changing of kitchen</u>		
Contractor's name: <u>N/A</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ 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.

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, 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: [Signature] Date: 12/10/08

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

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.

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

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.

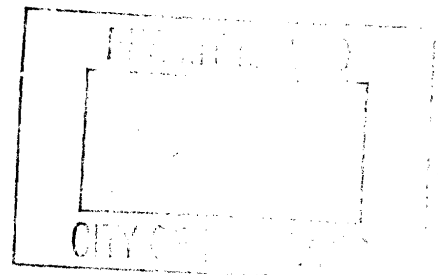
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Catherine Nkoro
Signature of Applicant/Designee

12/23/08
Date

Sam Bank
Signature of Inspections Official

12/23/08
Date



GEN. BLDG. DATA			NO.	LINE	SYM. CODE	FLAT +/-	MEASUREMENT 1	MEASUREMENT 2	IDENT. UNITS	COST	% GOOD	NO.	LINE	STR. CODE	FLAT +/-	MEASUREMENT 1	MEASUREMENT 2	IDENT. UNITS	COST	% GOOD	609	APARTMENT DATA										
01	900+	006	601	2	RP5		4	6	01			605										001	005									
BLDG	YR BUILT	NO. UNITS	602									606											1 BR									
105	C	01	603									607											2 BR									
STRUCT. TYPE	COST MODIFIER	NO. IDENT. UNITS	604									608											3 BR									
																						610	PARKING DATA		COV.		UNCOV.					

INTERIOR - EXTERIOR DATA

TOTAL OTHER FEATURES & ATTACHED IMPROVEMENTS

NO.	SEC. NO.	LEVELS		DIMENSIONS		USE TYPE	WL HT	EXT. WLS	CONS. TYPE	NO.	INTER. FINISH	PTNS	HTG	AC	PLBG	SPRINK.	SF RATE	PHYS COND	FUNC UTIL FACT	AGE FACT	UNADJUSTED RCN	% GOOD	UNADJUSTED RCN
		FROM	TO	SIZE	PERIM.																		
11	L	01	01	968	132	091	09100	1	521	100	2	0	0	2	0	0		3	3				
12	L	01	01	968	132	081	09102	1	522	100	2	2	0	2	0	0		3	3				
13	L	02	02	968	132	081	09102	1	523	100	2	2	0	2	0	0		3	3				
14									524														
15									525														
16									526														
17									527														
18									528														

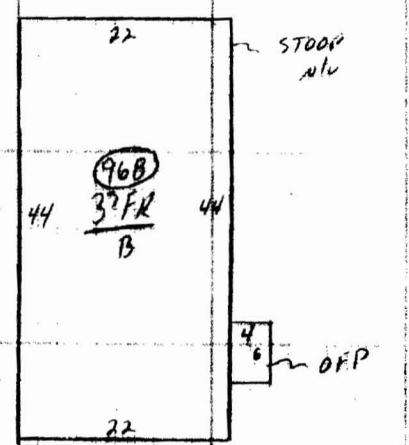
STRUCTURE TYPE CODES		USE TYPE CODES		INTERIOR / EXTERIOR CODES		FROM - TO			TOTAL COST MODIFIER
11 - Apart. Garden	344 - Strip Shopping Cen.	011 - Apartment	053 - Office Bldg.	00 - None	07 - Mtl., Light	A - Attic	C - Crawl Space	M - Mezzanine	RCNLD
12 - Apartment H.R.	345 - Disc. Dept. Stores	012 - Hotel	062 - Cinema	01 - Brick or Stone	08 - Mtl. Sandwich	B - Basement	E - Enclosure	P - Penthouse	
14 - Hotel/Motel, H.R.	346 - Dept. Stores	021 - Motel	070 - Ser. Sta. w/bays	02 - Frame	09 - Conc. Load Bearing				
15 - Hotel/Motel, L.R.	347 - Supermarket	025 - Dwelling Conv. Office	071 - Ser. Sta. & Conv. Retail	03 - Conc. Block	10 - Conc. Non-Load Bearing				
21 - Restaurant	348 - Conv. Food Market	026 - Dwelling Conv. Sales	072 - Ser. Sta. & Conv. Storage	04 - Brick & C.B.	11 - Glass				
25 - Fast Food	351 - Bank	031 - Restaurant	073 - Ser. Sta. no bays	05 - Tile	12 - Glass & Masonry				
31 - Auto Dealer, F.S.	352 - Savings Inst.	032 - Dept. Store	081 - Multi-Use Apart.	06 - Masonry & Frame	13 - Enclosure				
33 - Ser. Station (full)	353 - Office Building	033 - Disc. Store/Mkt.	082 - Multi-Use Office	CONSTRUCTION TYPES PARTITIONS					
34 - Ser. Station (self)	369 - Day Care Center	034 - Retail Store	084 - Multi-Use Storage	1 - Wood Joist (wd. & steel)	0 - None				
18 - Parking Gar/Deck	373 - Retail - single occ.	043 - Manufacturing	090 - Parking Garage	2 - Fire resistant (steel frame)	1 - Below Normal				
11 - Reg. Shop. Mall	396 - Mini Warehouse	044 - Light Mfg.	100 - Food Franchise (see detail)	3 - Fireproof (rein. conc. frame)	2 - Normal				
2 - Cmty. Shop. Cen.	397 - Office/Warehouse	045 - Warehouse		4 - Light Steel	3 - Above Normal				
3 - Neigh. Shop. Cen.	398 - Warehouse	052 - Medical Cen.							

HEATING SYSTEM		AIR CONDITION		SPRINKLER		PLBG/WATER		% OF SPRINKLER	
0 - None	1 - Hot Air	0 - None	1 - Central	0 - None	1 - Wet	0 - None	1 - %		
2 - Hot Water/Steam	2 - Unit	2 - Electric	2 - Dry	2 - Wet	2 - Dry	1 - Minimum	2 - %		
3 - Unit Heaters	4 - Electric	3 - Other	3 - Other	3 - Other	3 - Other	2 - Adequate	3 - %		
4 - Heat Pump	5 - Solar					3 - Good	4 - Full		

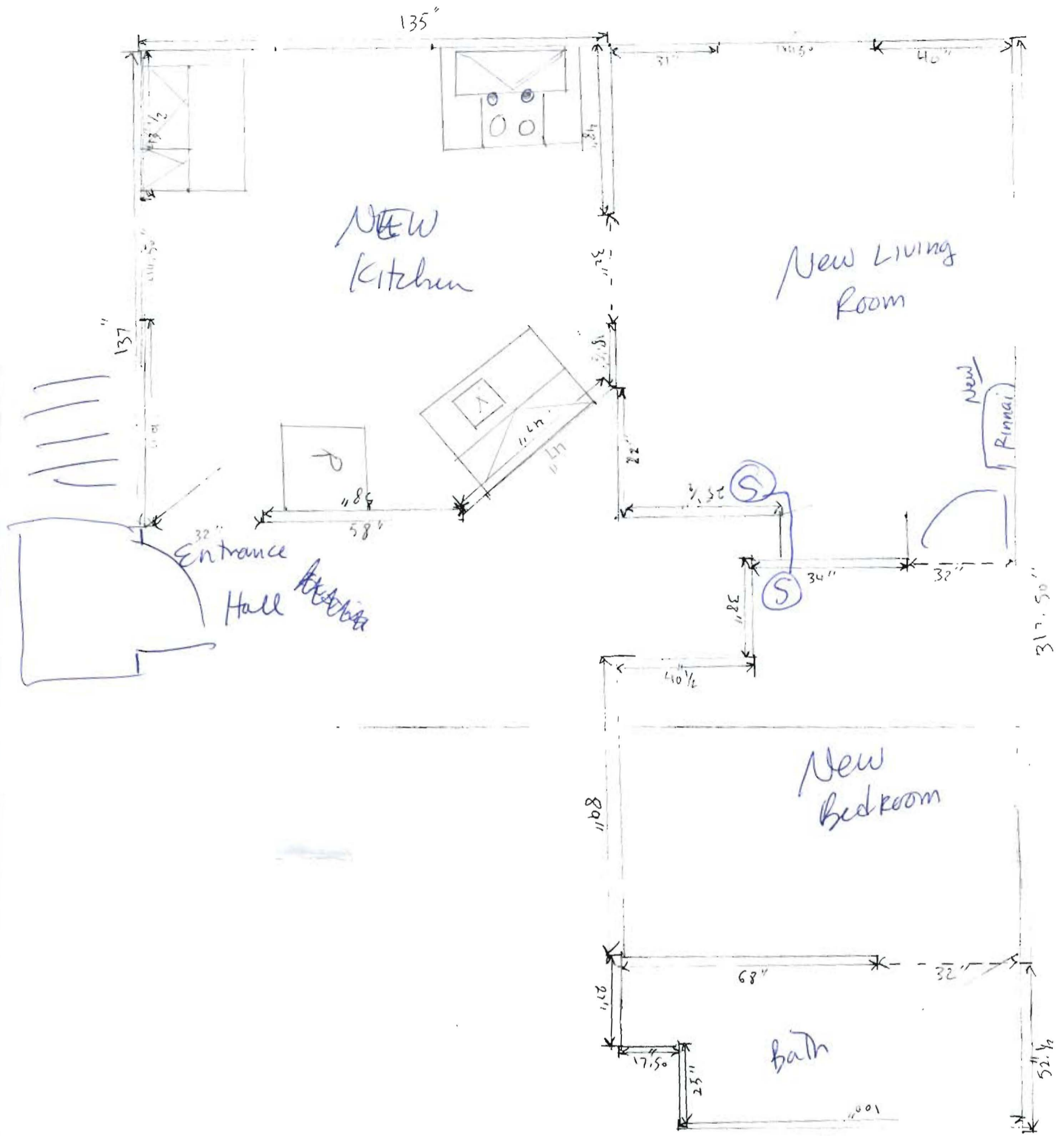
YARD IMPROVEMENTS AND/OR SECONDARY BUILDINGS									
STR. CODE	FLAT +/-	DIMENSIONS SIZE	IDEN UNIT	PHYS COND	FUNC. UTIL.	YR BLT	% GD	RCN	RCNLD
TOTAL									

PHYSICAL CONDITION		FUNCTIONAL UTILITY	
1 - Poor	0 - None	1 - Poor	0 - None
2 - Fair	2 - Fair	2 - Fair	2 - Fair
3 - Normal	3 - Normal	3 - Normal	3 - Normal
4 - Good	4 - Good	4 - Good	4 - Good
5 - Rehabilitated	4 - Good		

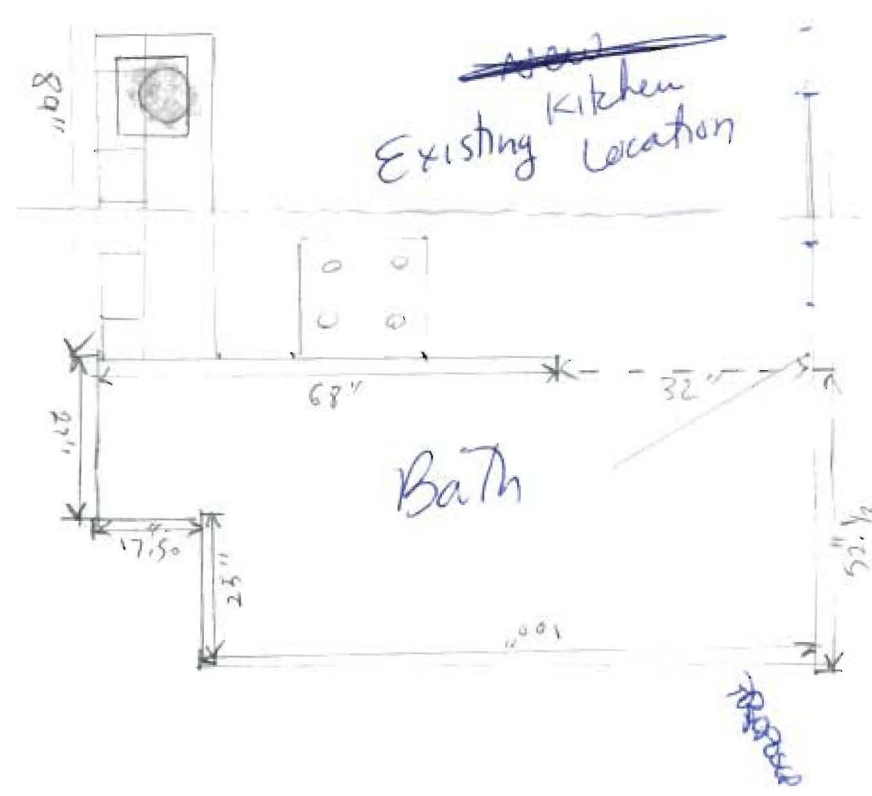
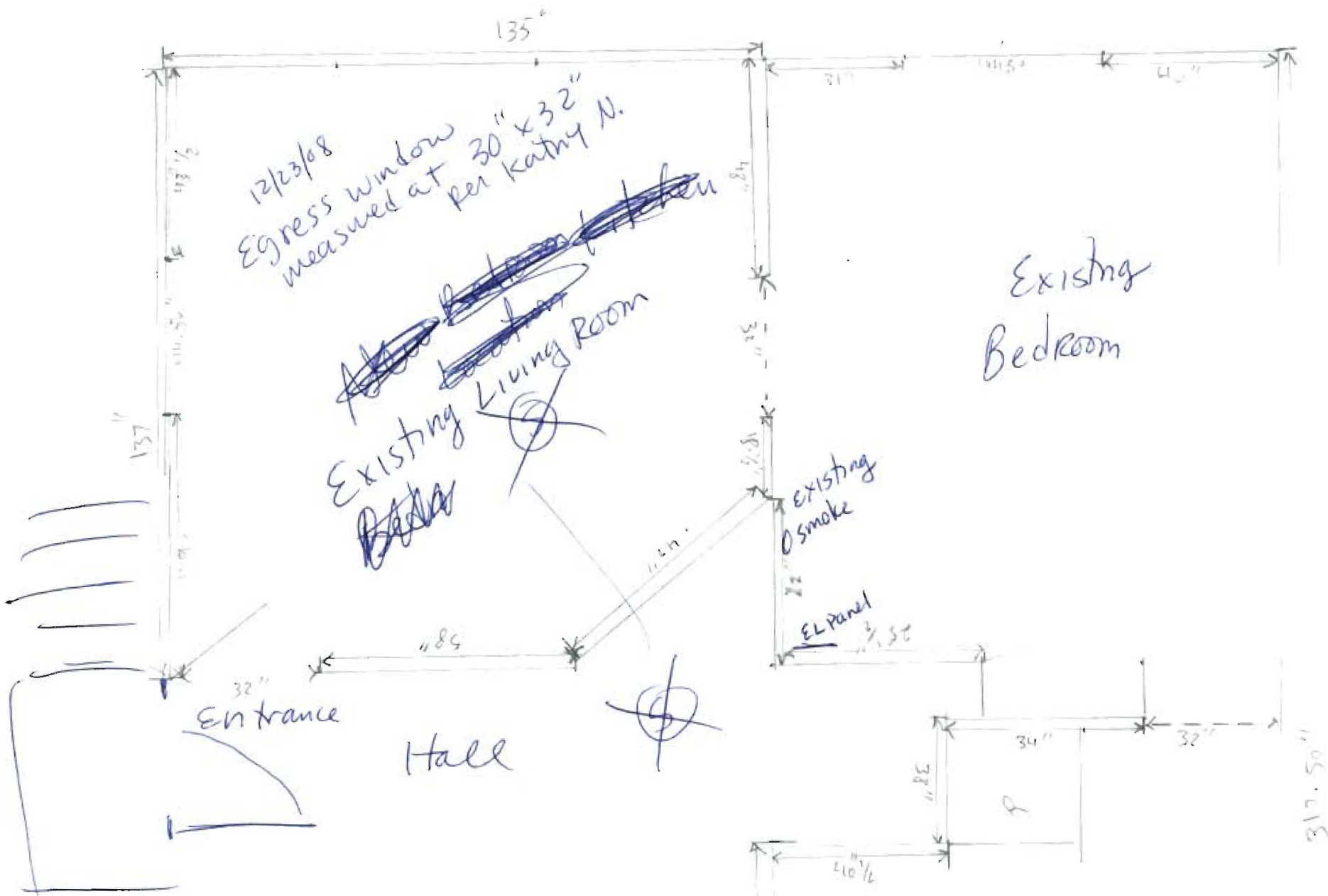
BUILDING OTHER FEATURES / ATTACHED IMPROVEMENTS - STRUCTURE CODES			
1 - Elev. Elect. Freight	LD1 - Ldg. Dock, Stil. or Conc.	DL1 - Dock Level Floors	SF1 - Store Front, Wd. Frame
2 - Elev. Elect. Pass.	LD2 - Ldg. Dock, Wood	OD1 - O H Doors, Wd or Mtl	SF2 - Store Front, Av. Mtl.
3 - Elev. Hyd. Freight	LD3 - Ldg. Dock, Inter.	OD2 - O H Doors, Rolling Stil.	SF3 - Store Front, Elaborate
4 - Elev. Hyd. Pass.	LD4 - Truck or Train Well, Interior	EE1 - Enclosed Entry	MS1 - Miscellaneous Structure



TOTAL OTHER IMPROVEMENTS



~~1st Floor~~
 1st Floor
 Proposed 6/19/09



Existing 6/9/09
~~Proposed~~
 1 Floor
 First Floor

* Spoke to Bahman Nekore on the telephone.
 He said the apartment is on the left as you enter
 the building. 12/10/08 Ann



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

December 10 20 08

Received from Bahman, Nekoni

Location of Work 180 Grant Street - Apt # 1 - 1st floor

Cost of Construction \$ 1,000 Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

10 Total: _____

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 033.e.000

Check #: _____ Total Collected \$ 1,000

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by: Danfoster

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy