

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that LINDA S BRIDGES

Located At 168 GRANT ST

Job ID: 2012-02-3267-ALTR

CBL: 053- C-009-001

has permission to Interior Remodel kitchen and Bath

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 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:

Close In Elec/Plmb/Frame prior to insulate or gyp

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

*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

Job ID: 2012-02-3267-ALTR

Located At: 168 GRANT ST

CBL: 053- C-009-001

## **Conditions of Approval:**

### **Zoning**

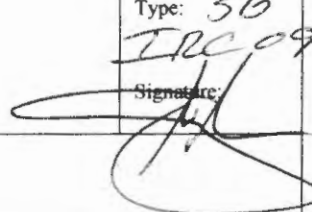
1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals. It is understood that remodeling is being proposed to only one of the units existing kitchen and bath.
3. This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

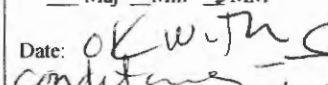

### **Building**

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. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.

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

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

Job No: 2012-02-3267-ALTR	Date Applied: 2/13/2012	CBL: 053- C-009-001	
Location of Construction: 168 GRANT ST	Owner Name: LINDA S BRIDGES	Owner Address: 168 GRANT ST PORTLAND, ME 04101	Phone: 699-4031
Business Name:	Contractor Name: Lance Baker @ Maine Contractors Group, LLC	Contractor Address: 20 HILLTOP SUITE 10 LITCHFIELD MAINE 04350	Phone: (207) 653-4189
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALTERATIONS	Zone: R-6
Past Use: Two Family Dwelling	Proposed Use: Same: Two Family Dwelling - To remodel unit "A" with kitchen and bathroom remodel	Cost of Work: \$10,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: 5B JRC 09
Proposed Project Description: interior renovations Bath & Kitchen 1 unit only		Signature: 	
Permit Taken By: Lannie		Pedestrian Activities District (P.A.D.) Signature: 	

<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><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</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><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>OK with conditions</i>  Date:</p> <p><b>CERTIFICATION 2/13/12</b></p>		<p>Date: </p>

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

3-5-12 DWM/Steve Cory Lance 653-41879 close-in ok  
Provide running test at final.

2012-02-3267 Linn



# General Building Permit Application

R-1

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>168 Grant Street</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>53</u> Block# <u>C</u> Lot# <u>9</u>	Applicant: (must be owner, lessee or buyer) Name <u>Linda Bridges</u> Address <u>168 Grant Street</u> City, State & Zip <u>Portland, Me 04101</u>	Telephone: <u>699-4031</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ _____ C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>9,500-</u>
Current legal use (i.e. single family) <u>Residential</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Kitchen Remodel, Bathroom Remodel</u>		
Contractor's name: <u>Maine Contractors Group, LLC</u>		Email: <u>lance@mainecontractors.com</u>
Address: <u>20 Hill Top Suite 10</u>		Telephone: _____
City, State & Zip: <u>Leitchfield, Me 04350</u>		Telephone: _____
Who should we contact when the permit is ready: <u>Lance Baker</u>		Telephone: <u>653-4189</u>
Mailing address: _____		

RECEIVED  
FEB 13 2012  
City of Portland Dept. of Planning

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](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: Lance Baker Date: 2/13/2012

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

## Jonathan Rioux - 168 Grant Street

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**From:** Jonathan Rioux  
**To:** lance@mainecontractorsgroup.com  
**Date:** 2/24/2012 10:37 AM  
**Subject:** 168 Grant Street

---

Lance,

Our office needs more information prior to permit issuance for the property listed above.

**The plans need to indicate the following items, see below:**

- Are you affecting the two unit separation?
- What section(s) are actually being framed vs existing, cross-section needed?
- What is the finish headroom of all areas?
- Bathroom fixture clearances?
- New windows, heights from grade, header sizing/ spans?
- What floor is the renovations on?
- What are you insulating with?
- Are all the doorways existing?

You can schedule a Plan Review Mtg. by calling 207.874.8703, if need be. JGR

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703  
[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)

**Brad Saucier - Fw: 168 Grant Street**

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**From:** "lance@mainecontractorsgroup.com" <lance@mainecontractorsgroup.com>  
**To:** <bjs@portlandmaine.gov>  
**Date:** 2/27/2012 10:46 AM  
**Subject:** Fw: 168 Grant Street

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*Sent from my Verizon Wireless 4G LTE DROID*

-----Original message-----

**From:** "lance@mainecontractorsgroup.com" <lance@mainecontractorsgroup.com>  
**To:** Jonathan Rioux <JRIOUX@portlandmaine.gov>  
**Sent:** Fri, Feb 24, 2012 14:29:30 EST  
**Subject:** Re: 168 Grant Street

1. We are not tearing into the other unit...The bathroom wall separate the two units.
2. We would re frame interior walls to make plumb for new kitchen cabinets as well as sheetrock.
3. Finish headroom will be 95"...
4. Between the toilet and sink 30" between tub and toilet 40" all units will go back in the same place.
5. All renovations are done on the first floor
6. R-19 will be used...on exterior walls..
7. No changes to the doorways...

*Sent from my Verizon Wireless 4G LTE DROID*

-----Original message-----

**From:** Jonathan Rioux <JRIOUX@portlandmaine.gov>  
**To:** lance@mainecontractorsgroup.com  
**Sent:** Fri, Feb 24, 2012 10:37:34 EST  
**Subject:** 168 Grant Street

Lance,

Our office needs more information prior to permit issuance for the property listed above.

**The plans need to indicate the following items, see below:**

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