

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

Permit Number: 081158

PERMIT POSTED

This is to certify that FRIEDLAND MICHAEL J
 has permission to Remove Non-Load Bearing Wall, Comb. Two Units into One
 AT 11 RUSSELL ST 054 C009001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procured before this building or part thereof is lated or closed-in.
 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. Chris Clark
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name

9/18/08 Chy. L. Rb
 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: 08-1158	Issue Date: 9/18/08	CBL: 054 C009001
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Location of Construction: 11 RUSSELL ST	Owner Name: FRIEDLAND MICHAEL J	Owner Address: 422 PREBLE ST	Phone: 207-807-3691
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: K-6

Past Use: 4 Unit Residential legal use - 4 d.u.	Proposed Use: 4 Unit Residential - Remove Non-Load Bearing wall. Combine Two Units into One - taking property into compliance as a legal 2 four unit	Permit Fee: \$30.00	Cost of Work: \$200.00	CEO District: 2
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied See Conditions	INSPECTION: Use Group: R-2 Type: 5B IBC 2003
Signature: <i>[Signature]</i>	Signature: 9/18/08 <i>[Signature]</i>

Proposed Project Description:
Remove Non-Load Bearing wall. Combine Two Units into One - taking property into compliance as a legal four unit.

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

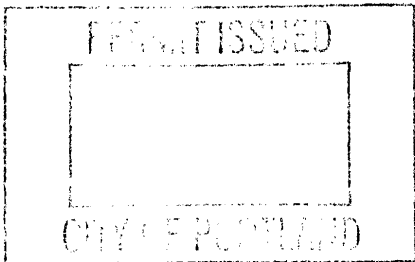
Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: lmd	Date Applied For: 09/11/2008	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 <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"/> OK w/ conditions Date: 9/15/08 <i>ABM</i>	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 <i>ABM</i> Date: _____
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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

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 **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.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1158	Date Applied For: 09/11/2008	CBL: 054 C009001
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Location of Construction: 11 RUSSELL ST	Owner Name: FRIEDLAND MICHAEL J	Owner Address: 422 PREBLE ST	Phone: 207-807-3691
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: 4 Unit Residential - Remove Non-Load Bearing wall (1st floor) - Combine Two Units into One to bring property into compliance as a legal four unit.	Proposed Project Description: Remove Non-Load Bearing wall (1st floor) -. Combine Two Units into One to bring property into compliance as a legal four unit.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 09/15/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This property shall remain a four family dwelling. Any change of use shall require a separate permit application for review and approval.			
2) 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: Chris Hanson	Approval Date: 09/18/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.			
2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.			
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Greg Cass	Approval Date: 09/14/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) All outstanding lifesafety code violations shall be corrected.			
2) The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.			
3) All construction shall comply with NFPA 101			

Comments: 9/15/2008-lmd: LL received stop work order from Jon Rioux. He is working on his compliance list. This permit is being submitted to remove illegal fifth unit from building. He paid all outstanding fees. He will continue to work with J Rioux.
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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>11 Russell St.</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Michael Freedland</u> Address <u>422 Preble St</u> ← MAIL TO: City, State & Zip <u>Sc Portland ME 04106</u>	Telephone: <u>207-807-3691</u>
Lessee/DBA (If Applicable) <u>SEP 11 2008</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>200</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>4 Unit</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>removed non-load bearing wall to combine 2 units and bring into compliance as a legal 4 unit.</u>		
Contractor's name: <u>Property Owner</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: 9-10-08

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

Updated: September 9, 2008
Original submission date: March 12, 2008

SEP 11 2008

Fire Inspections Violations
Re: 11 Russell Street
Portland, ME 04102
Owner: Michael Friedland
Phone: 207-807-3691

Date of Inspection: March 3, 2008
Inspector: Benjamin Wallace
Also walked through with City of Portland inspector Jon Rioux.

1. Improper Wiring.

Response: This issue was brought to my attention during a previous fire inspection. The problem has been addressed and resolved. I moved the outlets within proximity of the water heaters to avoid using extension cords. The one extension cord in use is properly rated.

2. Open electrical junction box.

Response: This issue was brought to my attention during a previous fire inspection. The problem has been addressed and resolved. I placed outlet covers on each junction box in the basement, including the boxes which serve the water heaters of which the violation is referring.

3. Electrical

Hardwire smoke detectors with battery back-ups will be installed in each unit in vicinity of bedrooms. *Target Compliance date: 5/5/08*

4. Vertical opening violation.

I will replace existing doors in front stairwell with 1 hour fire doors, frames and self closing hinges. Narrow door, which serves to assist tenant in moving larger items in and out of existing apartment 5, will be replaced with 1 hour rated solid core door due to custom size of enclosure. *Target Compliance date: 6/5/08 New Compliance date: 12/08*

5. Escape windows missing

Will replace existing window in existing apartment 5, which leads to fire escape, with a crank window. *Target Compliance date: 6/5/08 New Compliance date: 12/08*

6. Stair Violation.

Railings and guards will be installed for the stairwell in existing apartment 4. *Target compliance date: 6/5/08*

7. Boiler protection required.

Sprinkler head will be installed within proper proximity of water heaters. *Target compliance date: 5/5/08 New Compliance date: 12/08*

Please let me know if you have any questions or would like clarification on any of the issues described above.

Sincerely,



Michael Friedland



PORTLAND MAINE

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Penny Littell - Director of Planning and Urban Development
Jeanie Bourke - Inspection Division Services Director

COPY

August 25, 2008

FRIEDLAND MICHAEL J
422 PREBLE ST
SOUTH PORTLAND, ME 04106

CBL: 054 C009001
Located at 11 RUSSELL ST

Certified Mail 70070710000135792384

SECOND NOTICE OF VIOLATION - BILLING NOTIFICATION

Dear Michael Friedland:

An evaluation of, and phone conversation regarding, the above-referenced property revealed that the structure remains non-compliant with the Housing Code of the City of Portland.

Attached is the original Notice-Of-Violation dated March, 11, 2008.

This is a Second notice of violation pursuant to § 6-118 of the Code. All referenced violations shall be corrected. A re-inspection will occur on the 15th Day of September, 2008, at which time compliance will be required. Furthermore, you indicated construction activity already took place without benefit of a building permit. An After-The-Fact Building Permit Application must be submitted to this office prior to September 15, 2008 to prevent further enforcement action.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in §1-15 of the Code and in Title 30-A M.R.S.A ss 4452.

Please be advised that because this is the second inspection and there are repeat violations, § 6.2 of the Code requires that you pay a \$75.00 re-inspection fee and \$100.00 After-The-Fact Permit Fee. This must be paid prior to re-inspection. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to § 1-16 of the Code.

Please feel free to contact me @ 207-874-8702 is you wish to discuss this matter further or have any questions.

Sincerely,

Jon Rioux,
Code Enforcement Officer

CC: Jeanie Bourke, Inspections Services Division Director & Ben Wallace, Fire Prevention Officer



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Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspection Division Services Director

March 11, 2008

FRIEDLAND MICHAEL J
422 PREBLE ST
SOUTH PORTLAND, ME 04106

CBL: 054 C009001
Located at 11 RUSSELL ST

Certified Mail 70070710000135801215

NOTICE OF VIOLATION: POSTING NOTICE

Dear Michael Friedland:

An evaluation of the above-referenced property on the 25th day of February, 2008 reveals that the structure fails to comply with Chapter 14, Article III, of the Code of Ordinance of the City of Portland.

Our files (1957-Present) indicate that the legal zoning use for 11 Russell St is four (4) residential dwelling units. This office has no record of a building permit being issued to alter the existing legal use to five (5) dwelling units.

The "storage unit" converted to an illegal dwelling unit must be vacated or returned to the approved use by the 1st day of May, 2008. A building permit must be filed with this office prior to any renovation work. Furthermore, a plan of correction addressing the Lifesafety® and State code violations identified by Ben Wallace, Fire Prevention Officer must be submitted to prevent further enforcement action from this office.

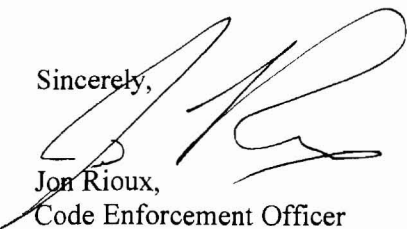
Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in § 6-1 Code and in Title 30-A of M.R.S.A. § 4452 and § 14-57 of the Portland Zoning Ordinance.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

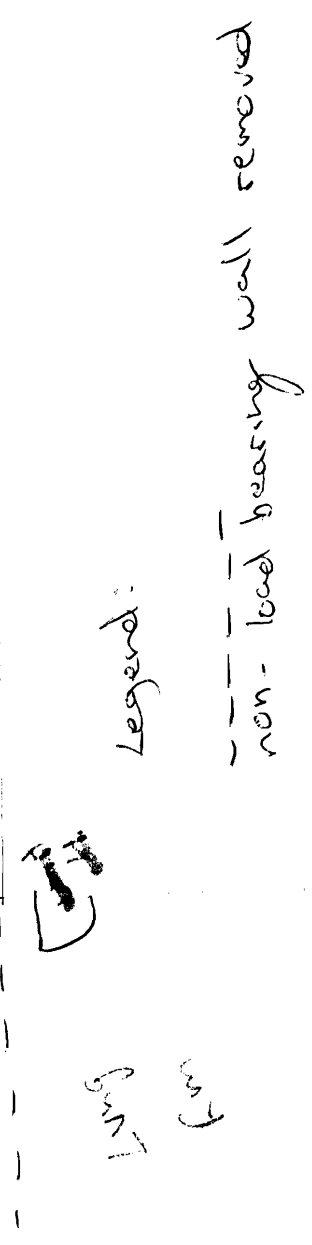
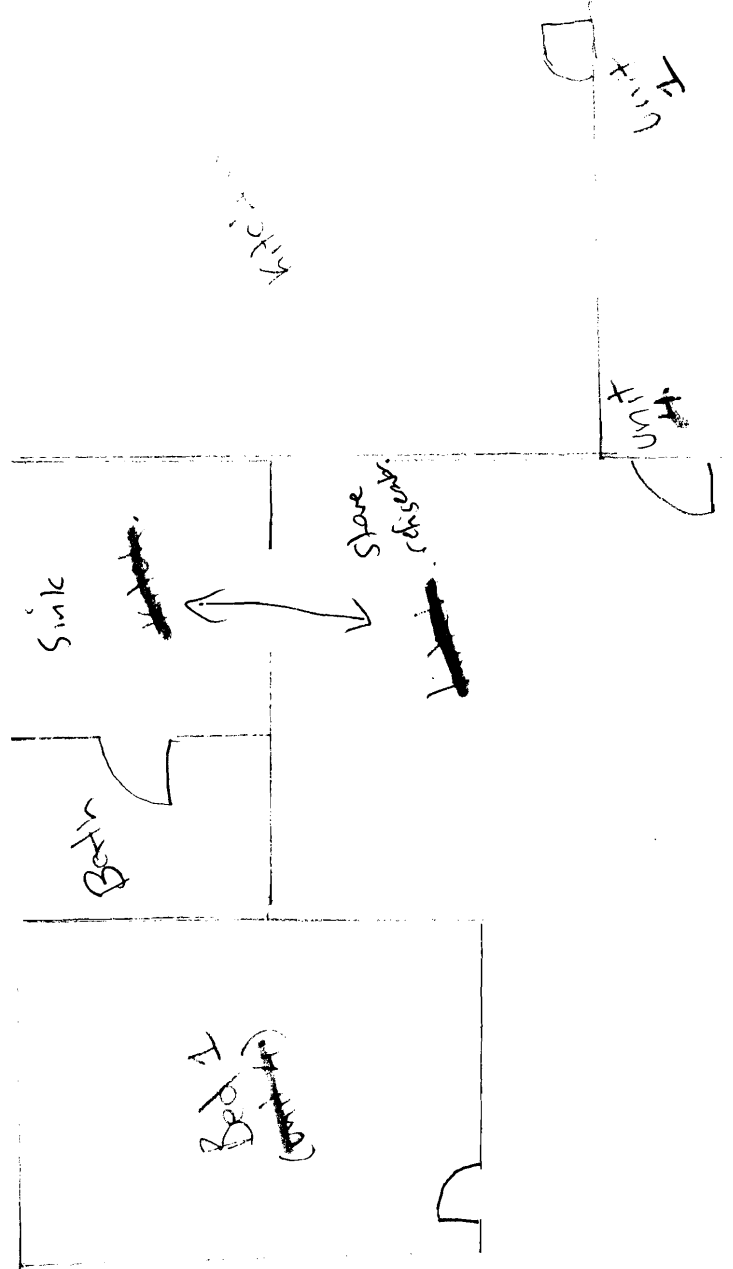
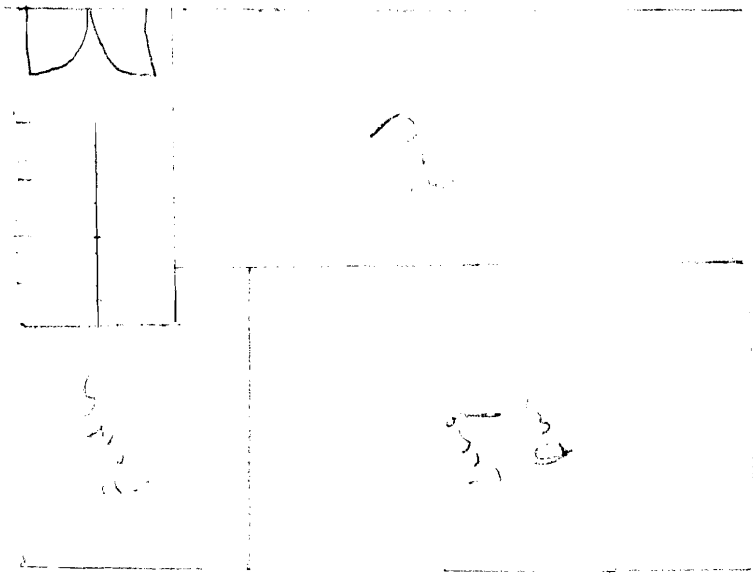
This constitutes an appealable decision pursuant to § 6-127 of the Code.

Please feel free to contact me @ 874.8702 if you have any questions or would like to discuss this matter further.

Sincerely,


Jon Rioux,
Code Enforcement Officer

CC: Marge Schmuckal, Zoning Administrator & Ben Wallace, Fire Prevention Officer



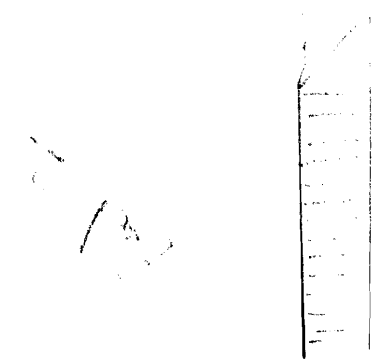
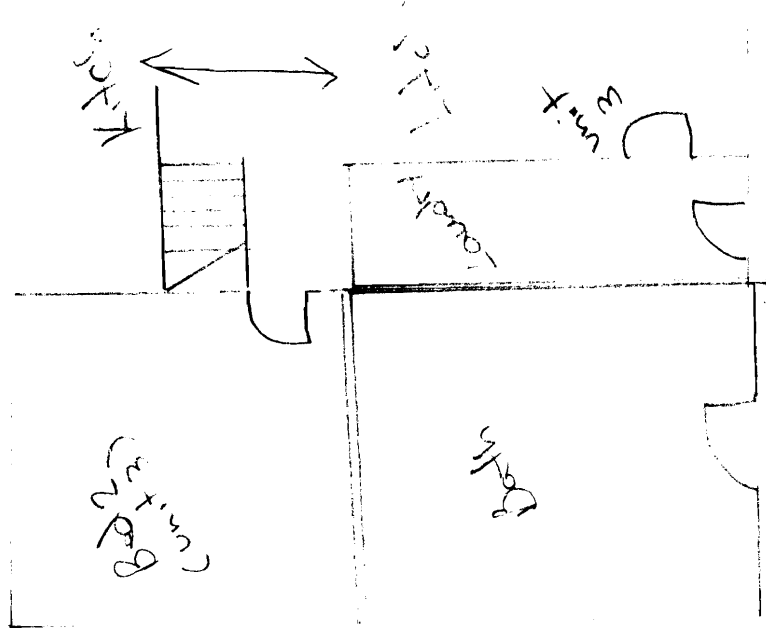
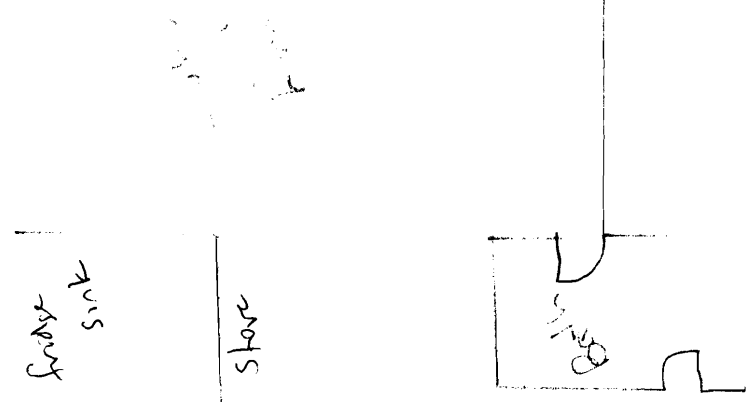
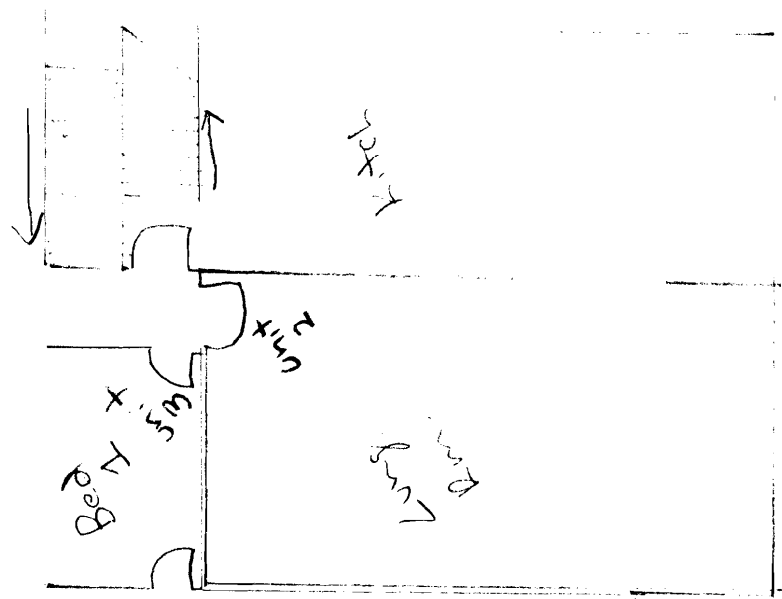
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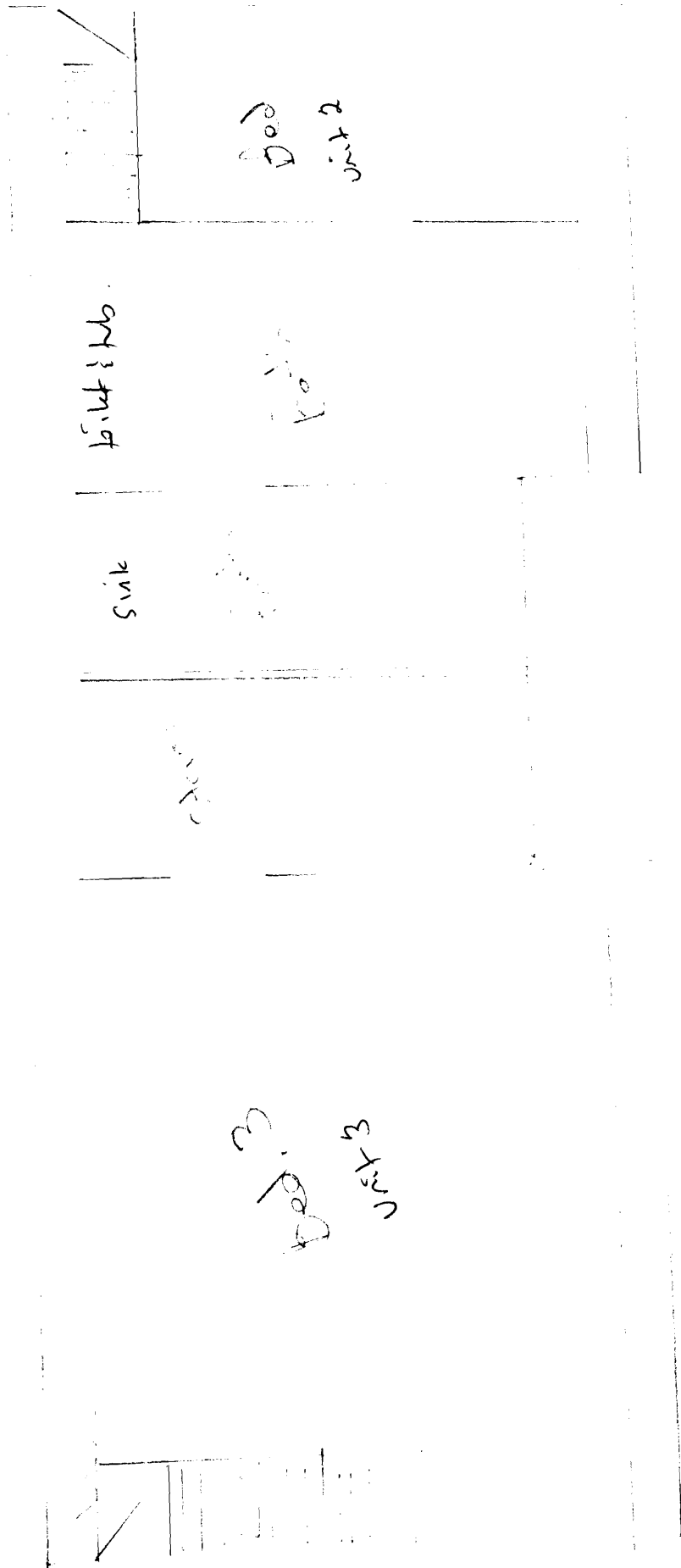
--- local bearing wall removed

11 Russell St.
1st Floor



11 Russell st
2nd flr

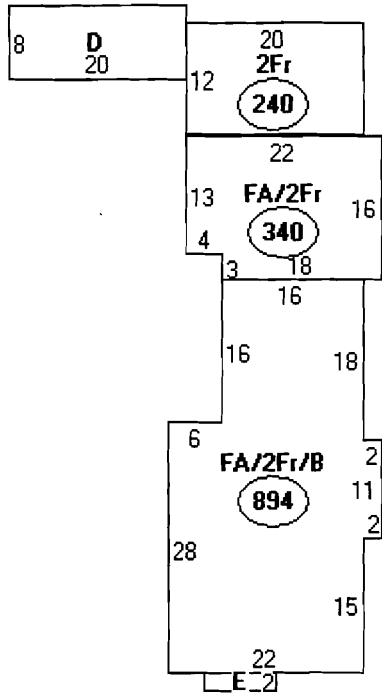




Bed 3
 sink 3

11 Fussell st
 3rd flr





Descriptor/Area

- A: FA/2Fr/B
894 sqft
- B: FA/2Fr
340 sqft
- C: 2Fr
240 sqft
- D: 1Fr/FUB
160 sqft
- E: 2FBAY/B
16 sqft