

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

**BUILDING INSPECTION**

**PERMIT**

Please Read Application And Notes, If Any, Attached

Permit Number: 060176

**PERMIT ISSUED**

MAR - 6 2006

This is to certify that REDFERN PROPERTIES INC /Thompson Carpentry & Remodeli

has permission to interior renovations connect w/ permit 060176

AT 168 NEAL ST 054 E030001

provided that the person or persons firm or person 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.  
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 leased 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**

Fire Dept. Coreq Cass 3-2-06

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Ch. [Signature]* 3/6/06  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**PERMIT ISSUED**

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

389 Congress Street, 04101 Tel: (207) 874.8703, Fax: (207) 874-8716

Permit No: 06-0176	Issue Date: MAR - 6 2006	CBL: 054 F030001	
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Location of Construction: 168 NEAL ST	Owner Name: REDFERN PROPERTIES LLC	Owner Address: 39 PARSONS RD CITY OF PORTLAND	Phone: 503 875 4100
Business Name:	Contractor Name: Thompson Carpentry & Remodeling	Contractor Address: 541 Cumberland Avenue Portland	Phone: 2078744782
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6
Past Use: 12 Unit Condominium	Proposed Use: 12 Unit Condominium - interior renovations connected w/ permit #060123	Permit Fee: \$156 00	Cost of Work: \$14,610.00
interior renovations connected w/ permit #060123		CEO District: 2	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>
		INSPECTION: Use Group <i>20</i> Type <i>5B</i> <i>3/6/06</i> <i>WAC</i>	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
Signature: _____ Date: _____			

Permit Taken By: Idobson	Date Applied For: 02/03/2006	<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>	<p style="text-align: center;"><b>Special Zone or Reviews</b></p> <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 with conditions</i> Date: <i>2/6/06</i>	<p style="text-align: center;"><b>Zoning Appeal</b></p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved  Denied	<p style="text-align: center;"><b>Historic Preservation</b></p> <input 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>Any extension change require a separate review &amp; approval</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

# City of Portland, Maine - Building or Use Permit

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

<b>Permit No:</b> 06-0176	<b>Date Applied For:</b> 02/03/2006	<b>CBL:</b> 054 F030001
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<b>Location of Construction:</b> 168 NEAL ST	<b>Owner Name:</b> REDFERN PROPERTIES LLC	<b>Owner Address:</b> 39 PARSONS RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Thompson Carpentry & Remodelin	<b>Contractor Address:</b> 541 Cumberland Avenue Portland	<b>Phone:</b> (207) 874-4782
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> 12 Unit Condominium - interior renovations connected w/ permit #060123	<b>Proposed Project Description:</b> interior renovations connected w/ permit #060123
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 02/08/2006

**Note:** **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) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 3) This property shall remain a twelve family condominium dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 03/06/3006

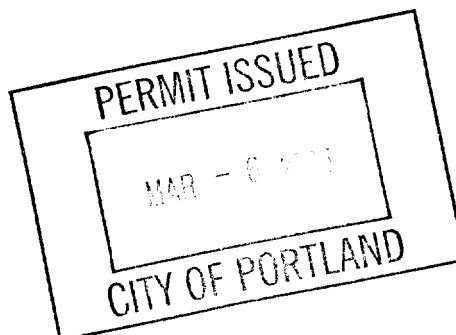
**Note:** **Ok to Issue:**

- 1) The renovations portion of this permit is limited in scope to pre-renovations demolition only. Several items need to be reviewed and approved prior to going further:
  - 1) Structural plans must be submitted and approved that account for the removal of a potential bearing wall in each unit and also the "down stream" impact on existing features in the building.
  - 2) Fire separation assembly information ,must be submitted and approved.
  - 3) A fire separation assembly penetration plan must be approved.
  - 4) Job cost revisions and a justification of those costs must be submitted. If the Job cost exceeds \$50,000., the plans must be created and stamped by a design professional.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 03/02/2006

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

- 1) building shall comply with NFPA 101  
A copy is available at the inspections office or at Central Fire station
- 2) Building shall comply with the Fire Prevention ordinance of the city of Portland



# All Purpose 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.

Total Square Footage of Proposed structure (Existing) <b>14,738sf</b> including basement and attic		Total Square Footage of Lot: <b>8,906sf</b>	
Tax Assessor's Chart, Block & Lot  Chart#                  Block##                  Lot# 54                          F                          30		Owner:                  Redfern Properties LLC                  Telephone:  Jonathan Culley                                  207-221-5746	
Lessee/Buyer's Name Of Applicable)		Applicant name, address & telephone: Jonathan Culley Box 8816 Portland, ME 04104	
Current use:    12-unit apartment building		cost Of Work: \$ <b>\$14,610</b> Fee:\$ <b>\$ 156<sup>00</sup> /hr</b>	
If the location <del>is</del> currently vacant, what was prior use:    N/A			
Approximately how long has It been vacant:    N/A			
Proposed use:                                  Condominium (conversion permit applied for separately)			
Project description:                          Series of minor interior changes to the building (see attached)			
Contractor's name, address & telephone:    Thompson Carpentry & Remodeling, 541 Cumberland Avenue, Portland, ME 04101 (207) 874-4782			
Who should we contact when the permit is ready:		Jonathan Culley	
Mailing address:		Box 8816, Portland, ME 04104-8816	
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be Issued and a \$100.00 fee If any work starts before the permit is picked up. <b>PHONE:    207-221-5746</b>			

Signature of applicant:

Date: *Feb 3, 2006*

This ~~is~~ **NOT** a permit, you may not commence ANY work until the permit is issued.  
If you are In a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th **floor** of City Hall

Jonathan Culley  
Redfern Properties LLC  
Box 8816  
Portland, ME 04104-8816  
(207) 221-5746  
[redfernproperties@gmail.com](mailto:redfernproperties@gmail.com)

February 3, 2006

Portland Planning and Development Department  
Inspections Division  
Room 315  
389 Congress Street  
Portland, ME 04101

Re: Application for Building Permit for 168 Neal Street

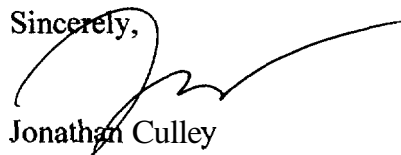
**Dear** Sir or Madam:

Please find attached an application for a building permit for the 12-unit building at 168 Neal Street, Portland, Maine. The permit is related to a condominium conversion project. The Condominium Conversion Permit has been applied for previously through your office. The building permit seeks approval to begin work on a series of minor alterations to the building. The alterations are to the interior of the building and do not impact any "structural" or "load-bearing" walls. These alterations **are** described in detail in the attached set of plans. The floor plans reference specific framing and construction details. These details are also depicted in the attached drawings.

The building permit fee is also attached.

Please do not hesitate to contact me with any questions about the attached, or if you require any additional materials. Thank you very much for your consideration of this application.

Sincerely,



Jonathan Culley  
Redfern Properties LLC

Enclosures

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

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

<b>Permit No:</b> 06-0123	<b>Date Applied For:</b> 01/26/2006	<b>CBL:</b> 054 F030001
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<b>Location of Construction:</b> 168 NEAL ST	<b>Owner Name:</b> NORTHEAST RENTALS LLC	<b>Owner Address:</b> 139 WESCOTT RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> n/a	<b>Contractor Address:</b> n/a Portland	<b>Phone:</b>
<b>Tenant/Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Condo Conversion	

<b>Proposed Use:</b> Residential 12 unit to 12 unit condo conversion	<b>Proposed Project Description:</b> 12 unit Condo Conversion
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 02/03/2006  
**Note:**      **Ok to Issue:**

- 1) PLEASE NOTE: Under the City's Condominium Conversion regulations, if a tenant makes a decision not to purchase their unit and also decides not to remain in the building after their notification, that tenant has the right to move without penalty. If that protected tenant is under the 80% low/moderated income limit guidelines, there is still a requirement on the owner/developer to pay that tenant relocation payments as stated in the ordinance prior to vacating the unit. That tenant has not lost any rights under this ordinance by making a choice to move and vacate their unit after notification.
- 2) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation
- 4) 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.
- 5) This property shall remain as twelve family dwelling units, Any change of use shall require a separate permit application for review and approval.

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

**Dept:** Fire      **Status:** Pending      **Reviewer:** Cptn Greg Cass      **Approval Date:**      **Ok to Issue:**

**Comments:**  
 2/3/2006-amachado: Left message for Jonathan Culley. We need a deed or purchase & sales agreement to show that he owns the building.