



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that LUKE BRANNIGAN

Located At 180 NEAL

has permission to Repair & Replace area's of existing deck

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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 procured prior to occupancy.

[Signature]  
Fire Prevention Officer

[Signature] 2/4/11  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.

PENALTY FOR REMOVING THIS CARD.

PERMIT ISSUED

FEB - 4 2011

City of Portland

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

Job No: 2010-12-95-MF 3-4	Date Applied: 12/17/2010	CBL: 054 - - F - 049 - 001 - - - - -	
Location of Construction: 180 NEAL	Owner Name: LUKE BRANNIGAN	Owner Address: 180 NEAL ST PORTLAND, ME - MAINE 04102	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-2b
Past Use: Legal 3 Family	Proposed Use: Legal 3 Family	Cost of Work: 750.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: SB IBC-2009
		Signature: <i>CADT. R. Sauter</i>	Signature: <i>JMB</i>
Proposed Project Description: Repair and Replace rotted deck boards & beam		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		<b>Zoning Approval</b>	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>12/30/10</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 type="checkbox"/> Not in Dist or Landmark <input checked="" type="checkbox"/> Does not Require Review <i>Alteration not visible from public way</i> <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>1/27/11</i> <i>D. Andrews</i>

- 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.

**PERMIT ISSUED**

FEB - 4 2011

City of Portland

CERTIFICATION *12/30/10*

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	PHON

## 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.**

1. Final inspection at the completion of work

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.

PERMIT ISSUED

FEB - 4 2011

City of Portland



# 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 Littell

Job ID: 2010-12-95-ME 3-4

Located At: 180 NEAL

CBL054 - - F - 049 - 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. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
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.

### **Fire**

1. All means of egress to remain accessible at all times.
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 City Code Chapter 10.
4. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. The existing deck shall be inspected for adequate fasteners and bearing for spans, and modifications may be required.
3. This does not approve rebuilding of the structure or stairs, separate application, review and approval is required.

PERMIT ISSUED

FEB - 4 2011

City of Portland



# General Building Permit Application

Use of this property will be owner, lessee or purchaser of property. Use of this property will be for a purpose within the City's zoning code and must be in accordance with the applicable zoning code.

Location/Address of Construction: <u>180 Neal St</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>54</u> Block# <u>F</u> Lot# <u>49</u>	Applicant <b>must</b> be owner, Lessee or Buyer Name <u>Luke Brannigan</u> Address <u>80 Neal St</u> City, State & Zip <u>Portland ME 04102</u>	Telephone: <u>207 828 0502</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>750</u> C of O Fee: \$ Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>Multi-Family</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>Replace rotten deck boards and one support beam with new P/T on rear egress.</u> <u>PCW</u>		
Contractor's name: <u>Luke Brannigan</u> Address: <u>180 Neal St</u> City, State & Zip <u>Portland ME 04102</u> Telephone: <u>207 828 0502</u> Who should we contact when the permit is ready: <u>Luke Brannigan</u> Telephone: <u>207 828 0502</u> 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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

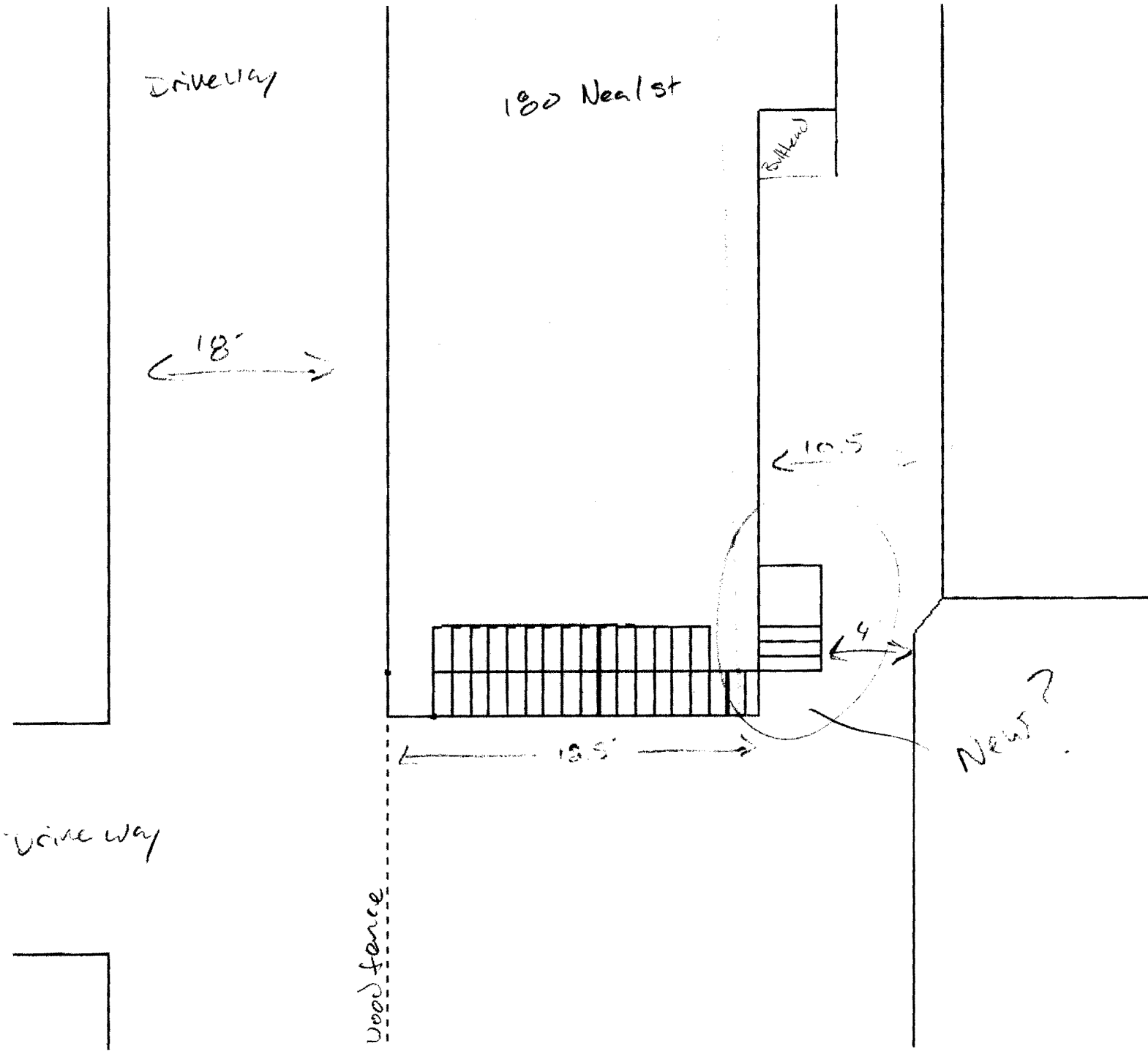
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: [Signature] Date: 12/2/10

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

RECEIVED  
DEC 17 2010  
Dept. of Planning & Inspections  
City of Portland, Maine





City of Portland, Maine  
Memorandum

To: Marge Schmuckal, Zoning Administrator

From: Mary P. Davis, Loan Officer

Subject: Verification of Legal Number of Units

Date: 3/18/98

C-B-L- Number: 54f49

We have received an application for housing assistance for the property located at:

180 Neal Street

The applicant's name is: Marla McLaughlin

In completing the application the applicant has indicated that the number of units currently in use at this property is 3.

Please verify that the number of units are legal under the current code.

- Yes, the number of units are legal. *C of O for 3 units 1986 in microfiche*
- No, the number of units do not coincide with City records or the Land Use Code. According to City records the legal number of units for this property is \_\_\_\_\_.
- The property is a single family dwelling.

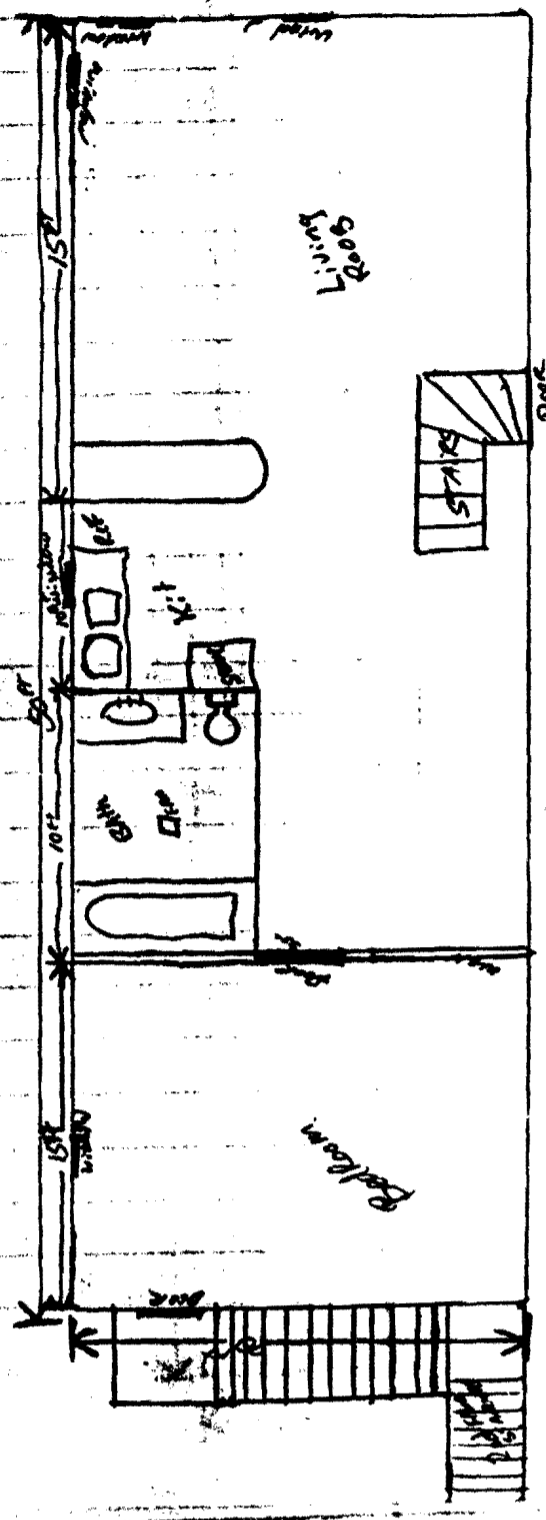
Verified By: Marge Schmuckal Title: Zoning Administrator

OS 4-F-049



3rd Floor 180. NPA 151  
PORTLAND ME 04102  
TREASURE G. CURRAN

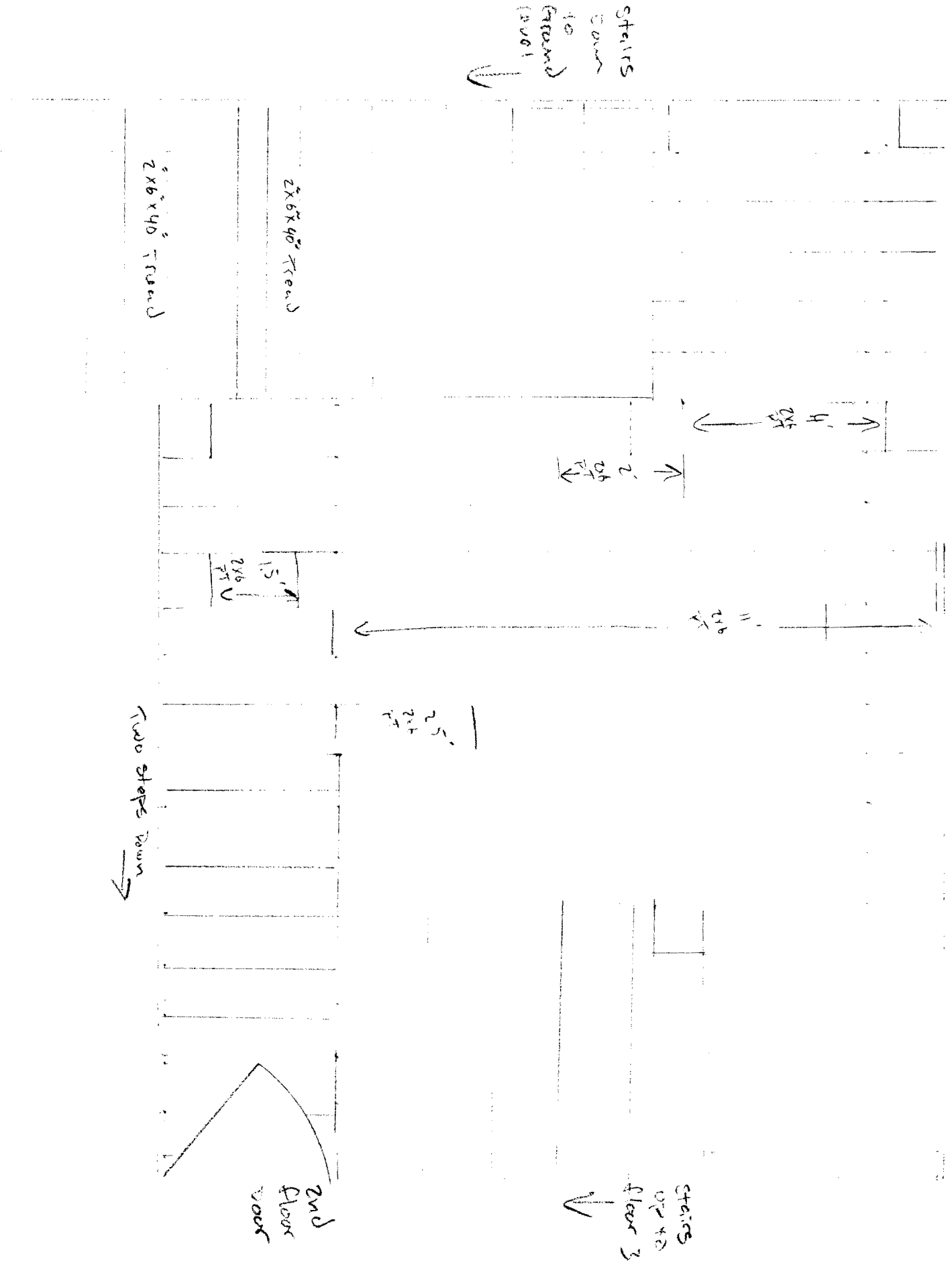
SPACE AFTER ADDITION



1984 Plan  
from microfiche

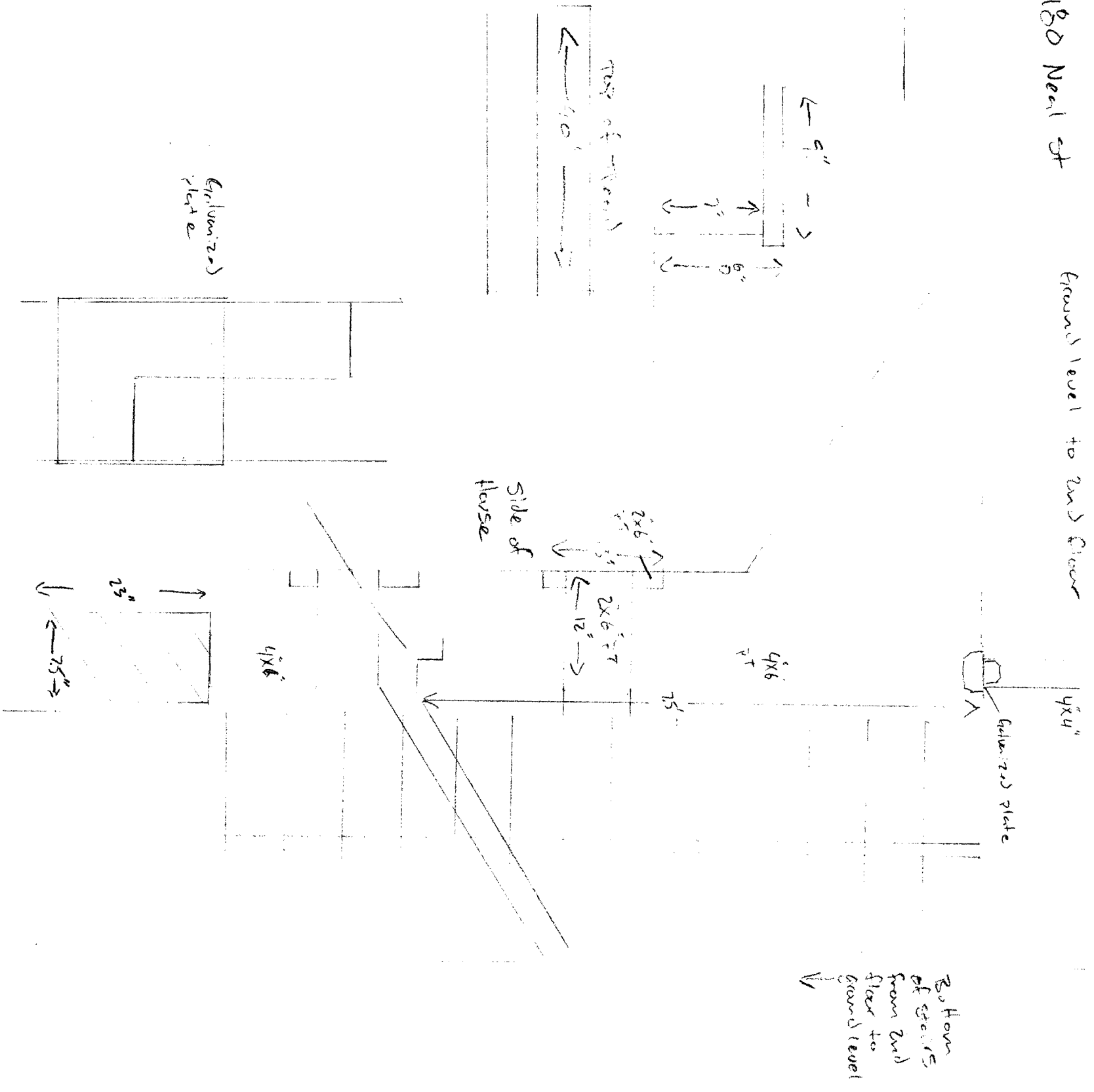
180 North St

2nd floor

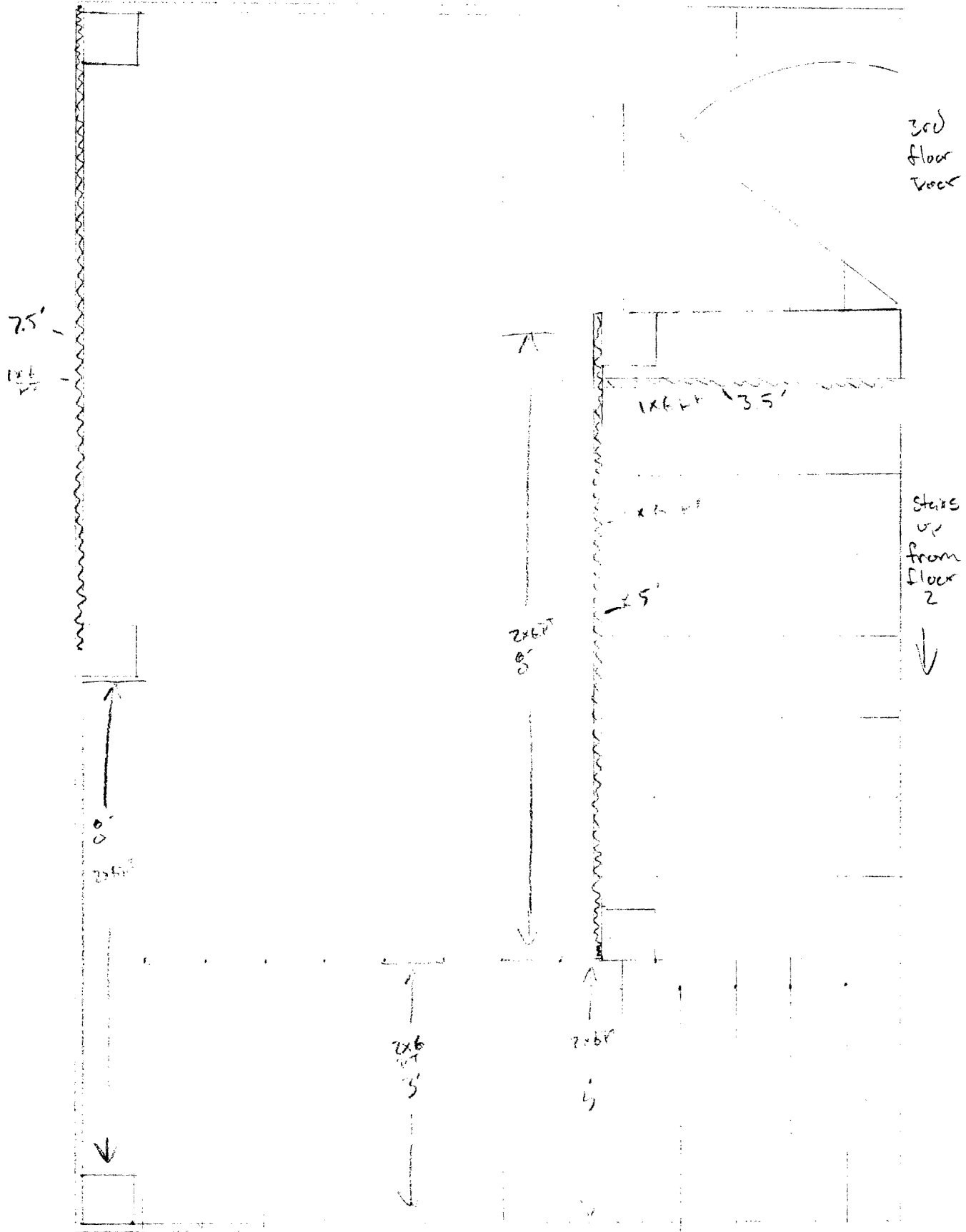


180 Neel St

Ground level to 2nd floor



# 3rd floor





**CITY OF PORTLAND, MAINE**

Department of Building Inspections

**Original Receipt**

12.17.2010

Received from

Luke Brown

Location of Work

130 Neal St.

Cost of Construction \$

Building Fee

Permit Fee \$

Site Fee

Certificate of Occupancy Fee

Total:

30

Building (IL)

Plumbing (IS)

Electrical (I2)

Site Plan (U2)

Other

#101295-MF3-4

CBL:

54-E-49

Check #:

591

Total Collected \$

30

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by:

[Signature]

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