



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 90 Pine St

CBL 056 A003001

Issued to 90 Pine Street/Tom Watson / Port Property Management Date of Issue 01/26/2010

This is to certify that the building, premises, or part thereof, at the above location, built -- altered -- changed as to use under Building Permit No. 09-0884 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Multi Units
Use Group : R2 Type : 5B
IBC 2003

Limiting Conditions: None

This certificate supersedes
certificate issued PFD - Ben Wallace

Approved:

1-26-10 *[Signature]*
(Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

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

| | | |
|-----------------------|-------------|---------------------|
| Permit No: 09-0884 | Issue Date: | CBL: 056 A003001 |
|-----------------------|-------------|---------------------|

| | | | |
|---|--|--|----------------------|
| Location of Construction: 90 Pine St | Owner Name: 90 Pine Street Apartments Llc | Owner Address: 104 Grant St | Phone: 2072520358 |
| Business Name: | Contractor Name: Tom Watson / Port Property Manag | Contractor Address: 104 Grant St. Portland | Phone: 2072520358 |
| Lessee/Buyer's Name | Phone: | Permit Type: Legalization of Non-Conforming Units | Zone: R-6 |

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|--------------------------|--|-------------------------|-------------------------|--------------------|
| Past Use: Multi Units | Proposed Use: Multi Units / Legalization of one (1) nonconforming dwelling unit to be a total of four (4) legal dwelling units. | Permit Fee: \$300.00 | Cost of Work: \$0.00 | CEO District: 2 |
|--------------------------|--|-------------------------|-------------------------|--------------------|

| | | |
|---------------------------------------|---|--|
| FIRE DEPT: w/conditions 9/30/09 | <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R-2 Type: SB IBC 2003 |
|---------------------------------------|---|--|

Proposed Project Description:
 Legalization of one (1) nonconforming dwelling unit to be a total of four (4) legal dwelling units.

| | |
|--|-------------------------------|
| Signature: <i>[Signature]</i> | Signature: <i>[Signature]</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: gg | Date Applied For: 08/12/2009 | Zoning Approval | | |
|------------------------|---------------------------------|------------------------|--|--|

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|--|--|--|---|
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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/condition Date: 9/30/09 | 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 YES <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 Any to know work requires a separate review approval thru Historic Preservation. Date: |
|--|--|--|---|

PERMIT ISSUED

OCT 21 2009

City of Portland

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

| | | |
|-----------------------|---------------------------------|---------------------|
| Permit No: 09-0884 | Date Applied For: 08/12/2009 | CBL: 056 A003001 |
|-----------------------|---------------------------------|---------------------|

| | | | |
|---|---|--|--------------------------|
| Location of Construction: 90 Pine St | Owner Name: 90 Pine Street Apartments Llc | Owner Address: 104 Grant St | Phone: (207) 252-0358 |
| Business Name: | Contractor Name: Tom Watson / Port Property Manage | Contractor Address: 104 Grant St. Portland | Phone: (207) 252-0358 |
| Lessee/Buyer's Name | Phone: | Permit Type: Legalization of Non-Conforming Units | |

| | |
|--|--|
| Proposed Use: Multi Units / Legalization of one (1) nonconforming dwelling unit to be a total of four (4) legal dwelling units. | Proposed Project Description: Legalization of one (1) nonconforming dwelling unit to be a total of four (4) legal dwelling units. |
|--|--|

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|---|----------------------------------|---------------------------|--|
| Dept: Zoning | Status: Approved with Conditions | Reviewer: Ann Machado | Approval Date: 09/30/2009 |
| Note: Marge did the intial review of the permit. Ann signed off for zoning. | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. | | | |
| 2) With the issuance of this permit and the certificate of occupancy, this property shall remain a four family dwelling. Any change of use shall require a separate permit application for review and approval. | | | |
| Dept: Building | Status: Approved with Conditions | Reviewer: Tammy Munson | Approval Date: 10/20/2009 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities. | | | |
| Dept: Fire | Status: Approved with Conditions | Reviewer: Ben Wallace Jr. | Approval Date: 09/15/2009 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 1) List of conditions entered into Naviline, attached to permit and mailed to applicant. | | | |

Comments:
 8/27/2009-mes: 8/27/09 Notice info given to Gayle and Fire Office & Code Officer
 9/30/2009-amachado: Received Life Safety sheet from Ben Wallace 9/15/09. Received Housing Code sheet on 9/30/09.