

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

Location of Construction: 11-23 Salem Street		Owner: Tim Madigan		Phone: 773-5000 x 13		Permit No: <b>991297</b>
Owner Address: N/A		Lessee/Buyer's Name: N/A		Phone: N/A		
Contractor Name: Jim Messer		Address: P.O. Box 1864 Biddeford, ME 04005		Phone: 874-2899		Permit Issued: <b>NOV 22 1999</b>
Past Use: 3 Family Dwelling		Proposed Use: Same		COST OF WORK: \$ 59,000		
				PERMIT FEE: \$ 378.00		Zoning Approval: <b>3</b> <b>Special Zone or Reviews:</b> <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"/>
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <b>4-2</b> Type: <b>573</b> <b>BOC 496</b> Signature: <i>Hoffe</i>		
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		
Proposed Project Description: Interior renovations to all 3 floors including window replacement.						
Permit Taken By: <b>UN</b>		Date Applied For: <b>11-16-99</b>				

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..

**\*\*Please Send To:** Jim Messer  
P.O. Box 1864  
Biddeford, ME 04005

## 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

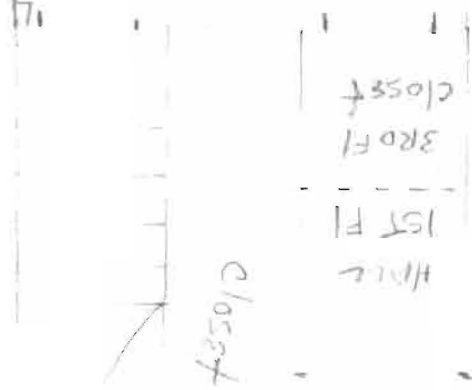
**PERMIT ISSUED  
WITH REQUIREMENTS**  
**CEO DISTRICT**

91-23 SHELBY CT

X = window  
□ = handrail

1st, 2nd + 3rd floor

EXISTING DECK  
HANDRAILS NEW 2x2 30k



LIVING/BD

DINING

BD

KIT

BD

REAR YARD

2ND FLOOR

2ND FLOOR

BATHROOM

LAUNDRY

House sits on property line

074-2116



OK  
TAXES  
11/15-11/16

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE  
PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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 (include Portion of Building): <u>21-23 Salem St</u>			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <u>057</u> Block# <u>K</u> Lot# <u>024</u>		Owner: <u>Tim Madden</u>	Telephone#: <u>773 5000 113</u>
Owner's Address:		Lessee/Buyer's Name (If Applicable)	Cost Of Work: Fee <u>\$59,000</u> <u>\$378</u>
Proposed Project Description: (Please be as specific as possible) <u>Renovation of 3 unit building. Replacing windows, sheetrocking over existing plaster, re-siding floors, new kitchen &amp; bathroom floors. Trim work &amp; doors remain. Replace existing windows.</u>			
Contractor's Name, Address & Telephone <u>Jim Messer PO Box 1864 Bidd ME 04005</u> Rec'd By <u>wn</u>			
Current Use: <u>3 Family Dwelling</u>		Proposed Use: <u>3 Family Dwelling</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

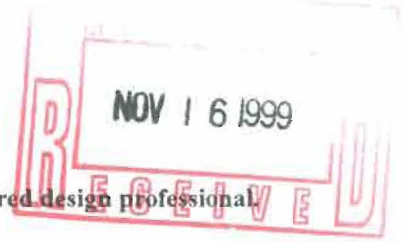
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Signature of applicant: <u>Jim Messer</u>	Date: <u>11/15/99</u>
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum



**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS, That **Anthony Grzyb**, of 23 Salem Street, Portland, County of Cumberland, State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration, paid by **Timothy Madden**, of 28 Chestnut Street, Old Orchard Beach, County of York, State of Maine, the receipt whereof he does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said Timothy Madden, his heirs and assigns forever

SEE EXHIBIT A ATTACHED HERETO

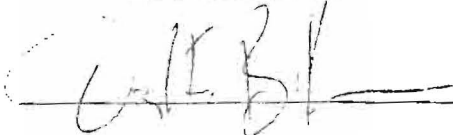
Being the same premises described in the Deed from Edna Grzyb to Anthony J. Grzyb, dated October 1, 1968 and recorded in the Cumberland County Registry of Deeds in Book 3076, Page 872.

TO HAVE AND TO HOLD the aforementioned and bargained premises, with all the privileges and appurtenances thereof, to the said Timothy Madden, his heirs and assigns, to his and their use and behoof forever.

AND Anthony Grzyb DOES COVENANT with said Grantee, his heirs and assigns, that he is lawfully seized in fee of the premises, that they are free of all encumbrances and that he has good right and title to sell and convey the same to the said Grantee to hold as aforesaid; and that he and his heirs shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Anthony Grzyb, the said Grantor, has hereunto  
set his hand and seal this 25<sup>th</sup> day of the month of May, 1999.

Signed, Sealed and Delivered  
in the Presence of:



  
Anthony Grzyb

STATE OF MAINE  
Cumberland, ss.

May 25<sup>th</sup>, 1999

Personally appeared the above named Anthony Grzyb and acknowledged  
the foregoing instrument to be his free act and deed.

Before me,

  
Notary Public/Attorney at Law

Printed Name: DOUGLAS F. BRITTON

Commission Expires: \_\_\_\_\_



Renewal of Number

UNITED STATES LIABILITY

THOMSON INSURANCE COMPANY

COMMERCIAL  
LIABILITY  
POLICY

POLICY DECLARATIONS

KING OF PRUSSIA

PENNSYLVANIA

No. CL 1502942



NAMED INSURED AND ADDRESS:

Timothy Madden  
28 Chestnut Street  
Old Orchard Beach, ME 04064

This insurance contract is issued pursuant  
to the Maine Insurance laws by an insurer  
neither licensed by nor under the  
jurisdiction of the Maine Insurance  
Department.

POLICY PERIOD: (MO. DAY YR.) FROM 8/10/99 TO 11/10/99 12:01 AM STANDARD TIME AT YOUR

FORM OF BUSINESS ☐ INDIVIDUAL ☐ PARTNERSHIP ☐ CORPORATION ☐ JOINT VENTURE ☐ OTHER: \_\_\_\_\_

BUSINESS DESCRIPTION

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU  
TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A LIMIT OF INSURANCE IS INDICATED.

Coverage Part	Limits of Insurance	Premium
<b>Commercial General Liability</b>		\$ 250.00
Each Occurrence Limit	\$ 1,000,000.	
Personal and Advertising Injury Limit	\$ 1,000,000.	
Medical Expense Limit (any one person)	\$ 1,000.	
Fire Damage Limit (any one fire)	\$ excluded	
Products/Completed Operations Aggregate Limit	\$ excluded	
General Aggregate Limit (other than Products/ Completed Operations)	\$ 1,000,000.	
<b>Liquor Liability</b>		\$
Each Common Cause Limit	\$	
Aggregate Limit	\$	
<b>Professional Liability</b>		\$
Each Claim/Medical Incident Limit	\$	
Aggregate Limit	\$	
Other: 3% ME Tax	\$	\$ 7.50
Total Advance Premium For This Policy (This premium may be subject to adjustment)		\$ 257.50

Location Of All Premises You Own, Rent Or Occupy: 21-23 Salem Street  
Portland, ME

## PREMIUM COMPUTATION

Classification	Code No.	Premium Basis*	Pr/Co	Rate	Advance Premium	
				All Other	Pr/Co	All Other
Vacant Building "vacant building means a building not used or occupied for its originally intended use"	60010	u) one	n/a	250	\$ n/a	\$ 250.00

\* (a) area (u) units (c) total cost (p) payroll (s) gross sales (m) admissions

Coverage Form(s)/Part(s) and Endorsement(s) made a part of this policy at time of issue: L232s L278 L310  
CG0001(1/96) CG2136(11/85) CG2104(11/85) CL100B(4/93) CG0300(10/93)

Countersigned: feb 9/3/99 Bedford NH

By

*Elizabeth A. Manton*  
Authorized Representative



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 21-23 Salem Street 057-K-024

Issued to Tim Madden

Date of Issue Feb. 29 2000

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. 991297, 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

APPROVED OCCUPANCY

Entire Structure

Use group R2 type 5B Boca 96  
3 family

**Limiting Conditions:**

This permit covers work covered specifically by this building permit. Exist conditions not specifically covered by the permit #991297 are not covered by this C of O

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

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.

COMMENTS

12/14/99 - Renovations going well - new windows, front porch and all new framing complete and up to code - ready to start closing in - New neighbors renovation 12-16-99 checked framing OK to close in Plumbing is not Ready (TR)

12-22-99 closed Plumbing test and New Rough in test OK

I didn't have a tag to leave at Site (TR)

02/28/00 - DID final inspection with Mike Collins (self-inspected) all conditions of permit were met - stairs OK - window/egress OK - excellent renovation - smokes hardened and working

Close Out

Inspection Record

Type

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_

Date

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_