

PL 10-104

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

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING INSPECTION PERMIT

Permit Number: 549431

I hereby certify that Lindsay Scott A/Scott Lindsay Assoc  
has permission to Condominium Conversion, 1000 9 units in 9 condominiums.  
AT 125 Spring St

201-6007001

PERMIT ISSUED  
MAY 16 2004  
CITY OF PORTLAND

provided that the person or persons, firm or corporation 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.

Notification of inspection must given and written permission procured before this building is part thereof is altered or otherwise enclosed-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. AS/MS  
Health Dept.  
Appeal Board  
Other \_\_\_\_\_  
Escrowed Name \_\_\_\_\_

AS/MS 5/13/04  
City Building Department

PENALTY FOR REMOVING THIS CARD

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

180 Congress Street, 04101 Tel: (207) 874-8705, Fax: (207) 874-8716

Permit No: 44-4401  
 PERMIT ISSUED: 04/09/2004  
 061 000702

Location of Construction: 625 Spring St	Owner Name: Lindsay Scott A	Owner Address: 701 Oak St	Phone: 207-553-4422
Business Name: N/A	Contractor Name: Scott Lindsay & Associates	Contractor Address: 66 Exchange Street, Portland	Phone: 207-738-4922
License/Super's Name: N/A	Public: N/A	Permit Type: Change of Use - Condo Conversion	Zone: R16

Old Use: Multi Family 70 Residential Units	Proposed Use: Condominium Conversion from 9 units to 4 condominiums.	Permit Fee: \$2,025.00	Cost of Work: \$6,000	CBO District: 2
Proposed Project Description: Condominium Conversion from 9 units to 4 condominiums. <i>Proposed use: 4 family dwelling unit</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: See Group <i>R-1</i> Type <i>510</i>	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	

PLUMBING ACTIVITIES IN TRICE TRACTS

Active:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: *[Signature]* Date Applied For: 04/09/2004

	Special Zone or Review	Zoning Approval	Historic Preservation
1. This permit application does not include the Applicant's from assessing applicable State and Federal Taxes	<input type="checkbox"/> Historic	<input type="checkbox"/> Variances	<input type="checkbox"/> Not on District's List
2. Building permits do not include plumbing, septa or electrical work	<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
3. Building permit is not valid 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.	<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
	<input type="checkbox"/> Superfund	Interpretation	<input type="checkbox"/> Approved
	<input type="checkbox"/> Other	Approved	<input type="checkbox"/> Approved w/Conditions
	<input type="checkbox"/> Other	Denied	<input type="checkbox"/> Denied

*OK with conditions*  
*4/30/04*

*Very expensive work*  
*Does require SA -*  
*Separate permit*

**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 time to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE FIRM IN CHARGE OF WORK (Y/N)		DATE	PHONE

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

**Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- \_\_\_\_\_ **Footing/Building Location Inspection:** Prior to pouring concrete
- \_\_\_\_\_ **Re-Bar Schedule Inspection:** Prior to pouring concrete
- \_\_\_\_\_ **Foundation Inspection:** Prior to placing ANY backfill
- \_\_\_\_\_ **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- ✓ \_\_\_\_\_ **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or Use. NOTE: There is a \$75.00 fee per inspection at this point.

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.**

\_\_\_\_\_ **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

OR: [Signature]

Building Permit #: 04-0101

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

380 Congress Street, 04111 Tel: (207) 874-8703 Fax: (207) 874-8716

Permit No: 04-0401	Date Applied For: 04/08/2004	CEI: 061 0007301
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Location of Construction: 225 Spring St	Owner Name: Lindsay Scott A	Owner Address: PO Box 7526	Phone: 207-773-8422
Business Name: n/a	Contractor Name: Scott Lindsay & Associates	Contractor Address: 92 Exchange Street Portland	Phone: (207) 773-8422
Licensee/Signer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Condo Conversion	

Proposed Use: Condominium Conversion: from 9 units to 9 condominiums.	Proposed Project Description: Condominium Conversion: from 9 units to 9 condominiums.
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schrockel Approval Date: 04/30/2004

Note: OK to Issue:

- PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer enters to convert a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official notice 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 irrevocable and nontransferable 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 CASI PAYMENT BEFORE the tenant is required to vacate.
- ANY exterior work requires a separate review and approval thru Historic Preservation. If a property is located within a Historic District.
- 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 separate approval.
- This property shall remain a two (2) family dwelling condominiums with the issuance of this permit. Any change of use shall require separate permit application for review and approval.
- This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting the work.

Dept: Building Status: Approved with Conditions Reviewer: Mika Nugent Approval Date: 05/05/2004

Note: OK to Issue:

- This permit authorizes to building owner, a Con, simply a change in the form of ownership of the units.

Dept: Fire Status: Approved with Conditions Reviewer: LL MacDougal Approval Date: 05/03/2004

Note: OK to Issue:

- smoke detectors shall be hard wired
- the boiler shall be separated with an one hour fire rated enclosure or a smoke protected enclosure with a domestic sprinkler
- vertical openings shall be fire rated with a minimum of one hour rating

