

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

### BUILDING INSPECTION PERMIT

Permit Number: 101039

## PERMIT ISSUED

This is to certify that HORR MARIANNA VALLS /Reagan & Company /Earlhas permission to amend permit#100866 to remove shower and change floor planAT 25 THOMAS ST

CBL 062 F002001 SEP - 1 2010

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 be given and written permission procured before this building or part thereof is lathed or otherwise 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. \_\_\_\_\_

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

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

Other \_\_\_\_\_

Department Name

  
Director - Building & Inspection Services

### PENALTY FOR REMOVING THIS CARD

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

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

|            |                   |             |
|------------|-------------------|-------------|
| Permit No: | Date Applied For: | CBL:        |
| 10-1039    | 08/25/2010        | 062 F002001 |

|   |  |  |                         |
|---|--|--|-------------------------|
| Location of Construction:<br>25 THOMAS ST | Owner Name:<br>HARR MARIANNA VALLS         | Owner Address:<br>25 THOMAS ST             | Phone:                  |
| Business Name:                            | Contractor Name:<br>Reagan & Company /Earl | Contractor Address:<br>106 Merrill Rd Gray | Phone<br>(207) 653-6353 |
| Lessee/Buyer's Name                       | Phone:                                     | Permit Type:<br>Amendment to Single Family |                         |

|  |   |
|--|---|
| Proposed Use:<br>Single Family Home - amend permit#100866 to remove shower and change floor plan | Proposed Project Description:<br>amend permit#100866 to remove shower and change floor plan |
|--|---|

Dept: Zoning      Status: Approved      Reviewer: Tammy Munson      Approval Date: 08/27/2010  
Note:      Ok to Issue: ✓

Dept: Building      Status: Approved with Conditions      Reviewer: Tammy Munson      Approval Date: 08/27/2010  
Note:      Ok to Issue: ✓

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

## **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 Inspection 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 with construction.**

  X   Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

  X   Final inspection required at completion of work.

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.**



# General 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.

|   |  |   |   |
|---|--|---|---|
| Location/Address of Construction: <u>25 Thomas Street</u>   |  |   |   |
| Total Square Footage of Proposed Structure/Area   |  | Square Footage of Lot   | Number of Stories   |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>62</u> Block# <u>F</u> Lot# <u>2</u>   |  | Applicant *must be owner, Lessee or Buyer*<br>Name <u>Stewart &amp; McVey</u><br>Address <u>25 Thomas St.</u><br>City, State & Zip <u>Portland, ME,</u> |   |
| Lessee/DBA (If Applicable)  |  | Owner (if different from Applicant)<br>Name <u>Stewart &amp; McVey</u><br>Address <u>25 Thomas St</u><br>City, State & Zip <u>Portland ME</u>           | Telephone:<br><br>Cost Of Work: \$ _____<br>C of O Fee: \$ _____<br>Total Fee: \$ _____ |
| Current legal use (i.e. single family) <u>Home</u> Number of Residential Units <u>1</u><br>If vacant, what was the previous use? _____<br>Proposed Specific use: _____<br>Is property part of a subdivision? _____ If yes, please name _____<br>Project description: <u>Remove shower and move sink &amp; toilet</u><br><u>check Best room door Remove 1 non bearing wall to enlarge</u><br><u>Hall</u> |  |   |   |
| Contractor's name: <u>Paul C Reagan</u> <u>Reagan &amp; Company</u><br>Address: <u>106 Merrill Rd</u> <u>cell</u><br>City, State & Zip <u>Gray, ME 04039</u> Telephone: <u>329-3441</u><br>Who should we contact when the permit is ready: <u>McPaul</u> Telephone: _____<br>Mailing address: <u>106 Merrill Rd Gray ME 04039</u>   |  |   |   |

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 Paul C Reagan Date: 8/25/10

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



# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

### BUILDING INSPECTION

## PERMIT

Permit Number: 100866

## PERMIT ISSUED

 This is to certify that HORR MARIANNA VALLS /Regan & Company

 has permission to Change second floor bathroom, add second bathroom & Laundry room
AUG - 2 2010

 AT 25 THOMAS ST
CBL 062 F002001

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 be given and written permission procured before this building or part thereof is lathed or otherwise 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. \_\_\_\_\_

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

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

Other \_\_\_\_\_

Department Name

Director - Building &amp; Inspection Services

### PENALTY FOR REMOVING THIS CARD



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

8-25 2010

Received from

Began

Location of Work

25 Thomas

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 \_\_\_\_\_

CBL: 62-F2

Check #: 6237 Total Collected \$ 30

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

Taken by: TJA

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

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

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

|                       |             |                     |
|-----------------------|-------------|---------------------|
| Permit No:<br>10-0866 | Issue Date: | CBL:<br>062 F002001 |
|-----------------------|-------------|---------------------|

|   |                                     |  |                      |
|---|-------------------------------------|--|----------------------|
| Location of Construction:<br>25 THOMAS ST | Owner Name:<br>HARR MARIANNA VALLS  | Owner Address:<br>25 THOMAS ST               | Phone:               |
| Business Name:                            | Contractor Name:<br>Regan & Company | Contractor Address:<br>106 Merrill Road Gray | Phone:<br>2073293441 |
| Lessee/Buyer's Name                       | Phone:                              | Permit Type:<br>Alterations - Dwellings      | Zone:<br>R-L         |

|  |  |  |                              |  |
|--|--|--|------------------------------|--|
| Past Use:<br>Single Family Home  | Proposed Use:<br>Single Family Home - Change second floor bathroom, add second bathroom & Laundry room | Permit Fee:<br>\$290.00  | Cost of Work:<br>\$26,500.00 | CEO District:<br>2   |
| <p><i>Legal Use: Single Family dwelly only</i></p> <p>Proposed Project Description:<br/>Change second floor bathroom, add second bathroom &amp; Laundry room</p> |  | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied |                              | INSPECTION:<br>Use Group: <i>R-3</i> Type: <i>5-B</i><br><i>IRC 2003</i>   |
|  |  | Signature: <i>[Signature]</i>  |                              | Signature: <i>[Signature]</i><br>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)<br>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied<br>Signature: _____ Date: _____ |

|  |                                 |   |  |   |
|--|---------------------------------|---|--|---|
| Permit Taken By:<br>Idobson  | Date Applied For:<br>07/21/2010 | <b>Zoning Approval</b>  |  |   |
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.<br><br>2. Building permits do not include plumbing, septic or electrical work.<br><br>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<br><input type="checkbox"/> Shoreland<br><br><input type="checkbox"/> Wetland<br><br><input type="checkbox"/> Flood Zone<br><br><input type="checkbox"/> Subdivision<br><br><input type="checkbox"/> Site Plan<br><br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> | Zoning Appeal<br><input type="checkbox"/> Variance<br><br><input type="checkbox"/> Miscellaneous<br><br><input type="checkbox"/> Conditional Use<br><br><input type="checkbox"/> Interpretation<br><br><input type="checkbox"/> Approved<br><br><input checked="" type="checkbox"/> Denied | Historic Preservation<br><input type="checkbox"/> Not in District or Landmark<br><br><input type="checkbox"/> Does Not Require Review<br><br><input type="checkbox"/> Requires Review<br><br><input type="checkbox"/> Approved<br><br><input type="checkbox"/> Approved w/Conditions<br><br><input type="checkbox"/> Denied |
|  |                                 | Date: <i>7/22/10</i>  | Date: _____  | Date: <i>requires SA</i><br><i>Separate Review &amp; Approval</i>   |

**PERMIT ISSUED**

AUG - 2 2010

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: | Date Applied For: | CBL:        |
| 10-0866    | 07/21/2010        | 062 F002001 |

|   |                                     |  |                         |
|---|-------------------------------------|--|-------------------------|
| Location of Construction:<br>25 THOMAS ST | Owner Name:<br>HORR MARIANNA VALLS  | Owner Address:<br>25 THOMAS ST               | Phone:                  |
| Business Name:                            | Contractor Name:<br>Regan & Company | Contractor Address:<br>106 Merrill Road Gray | Phone<br>(207) 329-3441 |
| Lessee/Buyer's Name                       | Phone:                              | Permit Type:<br>Alterations - Dwellings      |                         |

|  |   |
|--|---|
| Proposed Use:<br>Single Family Home - Change second floor bathroom, add second bathroom & Laundry room | Proposed Project Description:<br>Change second floor bathroom, add second bathroom & Laundry room |
|--|---|

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 07/22/2010**Note:**      **Ok to Issue:** ✓

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) 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.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 07/29/2010**Note:**      **Ok to Issue:** ✓

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

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  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

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# General 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.

|   |  |  |   |
|---|--|--|---|
| Location/Address of Construction: <u>25 Thomas Street Portland</u>  |  |  |   |
| Total Square Footage of Proposed Structure/Area   |  | Square Footage of Lot  | Number of Stories   |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>62</u> Block# <u>F</u> Lot# <u>2</u>                                       |  | Applicant *must be owner, Lessee or Buyer*<br>Name <u>Mainna Stewary</u><br>Address <u>25 Thomas Street</u><br>City, State & Zip <u>Portland, ME</u> | Telephone:  |
| Lessee/DBA (If Applicable)  |  | Owner (if different from Applicant)<br>Name<br>Address<br>City, State & Zip  | Cost Of Work: \$ <u>26,500.00</u><br>C of O Fee: \$<br>Total Fee: \$ <u>290</u> |
| Current legal use (i.e. single family) <u>Family Home</u> Number of Residential Units <u>1</u> <u>Legal Single 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>change sec floor bathroom and add a sec bathroom and laundry room</u>                             |  |  |   |
| Contractor's name: <u>Reagon &amp; Company</u> <u>mail</u>  |  |  |   |
| Address: <u>106 Merrill Rd</u>  |  |  |   |
| City, State & Zip: <u>Gray, ME 04039</u>  |  | Telephone: <u>329-3441</u>   |   |
| Who should we contact when the permit is ready: <u>Earle Reagon</u>   |  | Telephone: <u>329-3441</u>   |   |
| Mailing address: <u>106 Merrill Rd Gray, ME 04039</u>   |  |  |   |

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.

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**PERMIT ISSUED**

Signature: Earle Reagon Date: 7/21/10 JUL 21 2010

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

City of Portland



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

7-21 20 10

Received from

Location of Work

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 290

Building (IL) \_\_\_\_\_ Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 62-F-2

Check #: 6187 Total Collected \$ 290

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

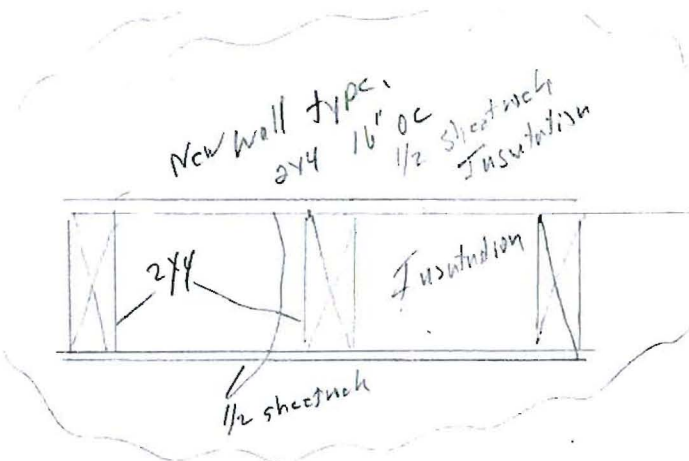
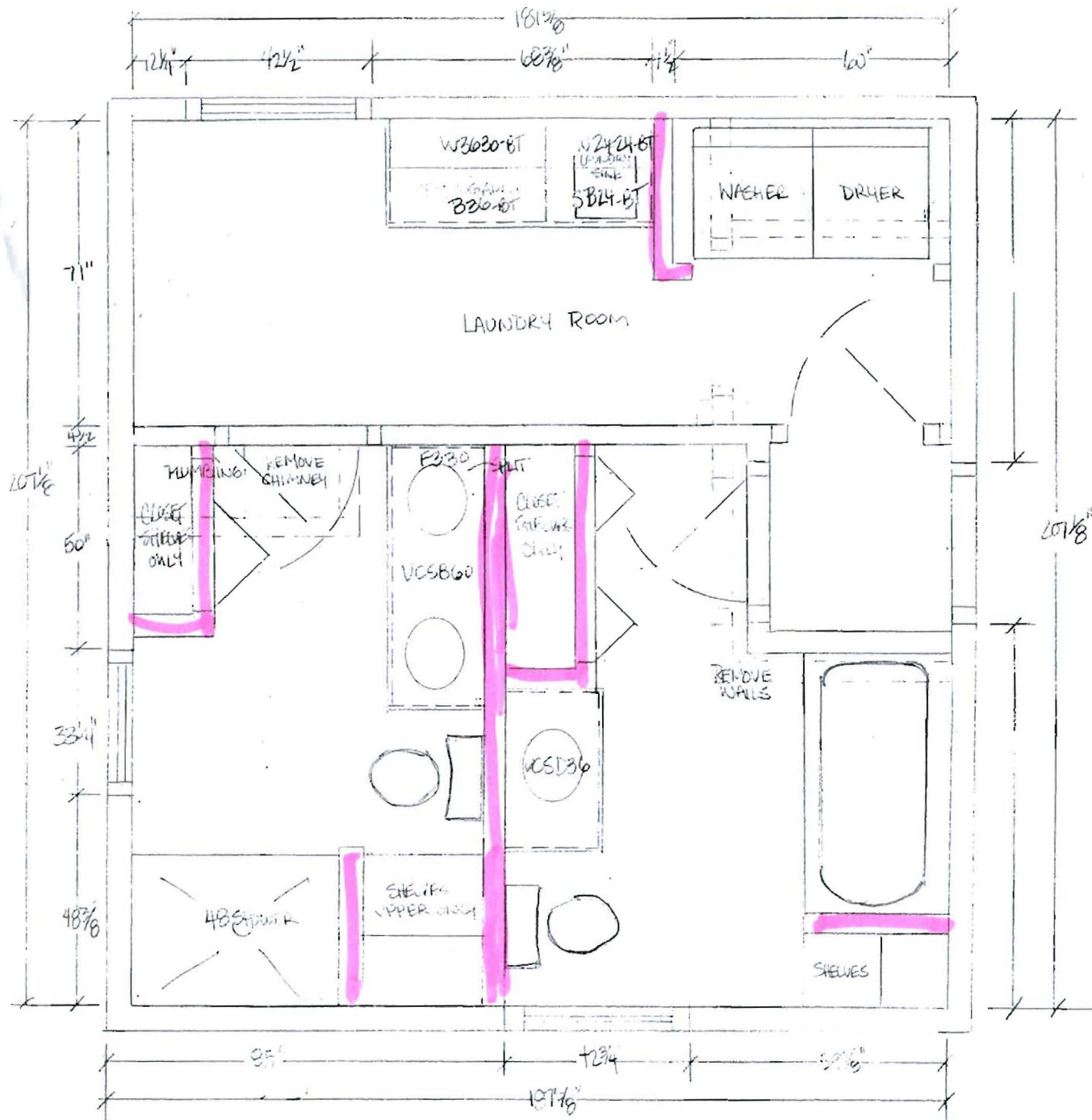
Taken by: 4.7.2

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy





25 Thomas Street  
 McVEY/STEWART  
 21/2 BATH & LAUNDRY  
 6/10/2010  
 SCALE - 1/2" = 1'

Tina L. Paquette, President

Maine Coast Kitchen Design

305 Commercial Street, Portland Maine

Phone 207.321.3555 / Fax 888.348.5390

[www.maineckitchen.com](http://www.maineckitchen.com)

PERMIT ISSUED

JUL 21 2010

City of Portland