



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 270 Brackett St

CBL 063 D002001

Issued to Dye Jason /Owner

Date of Issue 01/09/2007

This is to certify that the building, premises, or part thereof, at the above location, built -- altered -- changed to its use under Building Permit No. 05-0743, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance [REDACTED] of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

First Floor

Single Family Condo, Use Group R-2, Type 5b, Irc 2003

Limiting Conditions:

This does not certify City of Portland Building Code compliance, only a change in the form of ownership.

This certificate supersedes  
certificates

*[Signature]* *[Signature]* 1/12/07

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

Permit No: 05-0743 Issue Date: **PERMIT ISSUED** CBL. 063 D001001

|  |                           |  |                        |
|--|---------------------------|--|------------------------|
| Location of Construction:<br>270 Brackett St | Owner Name:<br>Dye Jason  | Owner Address:<br>270 Brackett St # 1            | Phone:<br>JUL - 5 2005 |
| Business Name:                               | Contractor Name:<br>Owner | Contractor Address:<br>Portland                  | Phone:                 |
| Lessee/Buyer's Name                          | Phone:                    | Permit Type:<br>Change of Use - Condo Conversion | Zone:<br>R6            |

|   |                               |   |  |                    |
|---|-------------------------------|---|--|--------------------|
| Past Use:<br>4 unit apartment   | Proposed Use:<br>4 unit condo | Permit Fee:<br>\$900.00   | Cost of Work:<br>\$900.00  | CEO-District:<br>2 |
| legal use: four (4) residential dwelling units<br>Proposed Project Description:<br>Condo Conversion/ 4 unit condo |                               | FIRE DEPT: <input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied  | INSPECTION:<br>Use Group: 22 Type: SB<br>6/29/05<br>Signature: [Signature] |                    |
|   |                               | 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>06/09/2005 | <b>Zoning Approval</b> |  |
|-----------------------------|---------------------------------|------------------------|--|

|  |   |   |   |
|--|---|---|---|
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.<br>2. Building permits do not include plumbing, septic or electrical work.<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><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> | Zoning Appeal<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied | Historic Preservation<br><input type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied |
|  | Date: 6/23/05<br>[Signature]  | Date: _____<br>[Signature]  | Date: Requires separate review and approval   |

Tom, you can re-print this CO with the condition in UI for ~~add use~~ only also xxx out Code Language T.Y

am lica ed i uct  
 Tom M ✓  
 Capt Cass ✓  
 J. B \_\_\_\_\_

Please call Jason @ 232-5417 when Co is ready for pickup.

the owner of record and that all applicable laws of this al's authorized representative on of the code(s) applicable to

PHONE \_\_\_\_\_  
 PHONE \_\_\_\_\_

8 Nov 05 - UNITS 2,3,4, HEED HANDRAILS w/ RETURNS in ALL STAIRWELLS,  
AND FIRE RATE ATIL SCUTLE in FOURTH FLOOR  
RUM

01/09/07 - checked 1<sup>ST</sup> floor Condo for Coy O -  
all OK - w/ F.D (CAPT Cass) and Jon Rinx.

OK for Coy O 1<sup>ST</sup> Floor (Condo) Jon M


# All Purpose 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>270 Brackett St. Portland 04102</u>   |  |   |
| Total Square Footage of Proposed Structure<br><u>3168</u>  | Square Footage of Lot<br><u>.122 acres</u>   |   |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>63</u> Block# <u>D</u> Lot# <u>2</u>  | Owner:<br><u>Jason Dye</u>   | Telephone:<br><u>232-5417</u>               |
| Lessee/Buyer's Name (If Applicable)  | Applicant name, address & telephone:<br><u>Jason Dye</u><br><u>270 Brackett St.</u><br><u>Portland, ME 04102</u> | Cost Of Work: \$ <del>2500</del><br>Fee: \$ |
| Current use: <u>Apartments Units</u>   |  |   |
| If the location is currently vacant, what was prior use: _____   |  |   |
| Approximately how long has it been vacant: <u>2,4, + 6 months</u>  |  |   |
| Proposed use: <u>Condominiums 4</u>  |  |   |
| Project description: _____   |  |   |
| Contractor's name, address & telephone: <u>Jason Dye</u>   |  |   |
| Who should we contact when the permit is ready: <u>Jason Dye 232-5417</u>  |  |   |
| Mailing address: _____   |  |   |
| We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>232-5417</u> |  |   |

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*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 of applicant:  | Date: <u>6/9/05</u> |
|---|---------------------|

**This is NOT a permit, you may not commence ANY work until the permit is issued.  
If you are in a Historic District you may be subject to additional permitting and fees with the  
Planning Department on the 4<sup>th</sup> floor of City Hall**

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

Please Read Application And Notes, If Any, Attached

## DEPARTMENT OF BUILDING INSPECTION PERMIT

**PERMIT ISSUED**  
Permit Number: 050743  
JUL - 5 2005  
CITY OF PORTLAND

This is to certify that Dye Jason /Owner  
has permission to Condo Conversion/ 4 unit co  
AT 270 Brackett St

063 D002001

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 when permission procured before this building or part thereof is occupied or 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. Jay Kelley 6-28-05 P.F.D.  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_

Department Name

*[Signature]*  
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:<br>05-0743 | Date Applied For:<br>06/09/2005 | CBL:<br>063 D002001 |
|-----------------------|---------------------------------|---------------------|

|  |                           |  |        |
|--|---------------------------|--|--------|
| Location of Construction:<br>270 Brackett St | Owner Name:<br>Dye Jason  | Owner Address:<br>270 Brackett St # 1            | Phone: |
| Business Name:                               | Contractor Name:<br>Owner | Contractor Address:<br>Portland                  | Phone: |
| Lessee/Buyer's Name                          | Phone:                    | Permit Type:<br>Change of Use - Condo Conversion |        |

|                               |   |
|-------------------------------|---|
| Proposed Use:<br>4 unit condo | Proposed Project Description:<br>Condo Conversion/ 4 unit condo |
|-------------------------------|---|

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/23/2005

**Note:** **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a four (4) residential family condominium dwelling with the issuance of this permit and subsequent certificates of occupancy. Any change of use shall require a separate permit application for review and approval.
- 3) 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.
- 4) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing 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 exclusive and irrevocable 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 CASH PAYMENT BEFORE the tenant is required to vacate.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 06/29/2005

**Note:** **Ok to Issue:**

- 1) Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Jay Kelley      **Approval Date:** 06/28/2005

**Note:** **Ok to Issue:**

- 1) Boiler protection required
- 2) maintain 2 means of egress from 2nd and third floor
- 3) interconnected hard wired smoke detectors
- 4) Maitain fire alarm system



**CITY OF PORTLAND, MAINE**  
**Department of Building Inspections**

6-9 2005

Received from Jason Dyle

Location of Work 270 Beach Hill L.

Cost of Construction \$ \_\_\_\_\_ 4 condo

Permit Fee \$ \_\_\_\_\_ 600  
4 copy 300

Building (I2) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other condo cov.

CBL: 62 D2

Check #: 1386

Total Collected: 900<sup>00</sup>

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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

CITY OF PORTLAND, MAINE

Department of Building Inspection



# Certificate of Occupancy

LOCATION 270 Brackett St

CBL 063 D002001

issued to Dye Jason/Owner

Date of Issue 11/15/2005

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. 05-0743, 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

Third floor entire

APPROVED OCCUPANCY

1 residential condo unit

Limiting Conditions:

Use permit only. This certificate does not certify building code compliance

This certificate supersedes  
certificate issued

Approved:

11/15/05

(Date)

Inspector

*Joe A. [Signature]*

*David [Signature]*  
Inspector of Building

Notice: This certificate is valid only for the purposes and limits as indicated hereon, and expires on the date shown on the reverse side of this certificate.

*11/16/05*  
*DK*  
*11/15/05*



CITY OF PORTLAND, MAINE

Department of Building Inspection



# Certificate of Occupancy

LOCATION 270 Brackett St

CBL 063 D002001

Issued to Dye Jason /Owner

Date of Issue 11/15/2005

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. 05-0743, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance amendments of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

### PORTION OF BUILDING OR PREMISES

Second Floor Rear

1 residential condo unit

### APPROVED OCCUPANCY

### Limiting Conditions:

Use permit only. This does not certify building code compliance

This certificate supersedes  
certificate issued

Approved: *11/15/05*

Inspector

(Date)

Inspector of Buildings

*11/17/05*  
*[Signature]*

*11/16/05*  
*[Signature]*  
*11/15/05*  
*[Signature]*

CITY OF PORTLAND, MAINE

Department of Building Inspection

# Certificate of Occupancy

LOCATION 270 Brackett St

CHL 063 D002001

Issued to Dye Jason/Owner

Date of Issue 11/15/2005

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. 05-0743, 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 BUSINESS OR PREMISES

Second Floor Front

1 Residential Condo Unit

APPROVED OCCUPANCY

Limiting Conditions:

Use permit only. This certificate does not certify building code compliance

This certificate supersedes

certificate issued

Approved:

(Date)

Inspector

11/15/05  
B&L M

Inspector

11/16/05  
11/16/05  
11/16/05

Inspector of the City  
11/17/05

This certificate is void if the building, premises, or part thereof, is not in compliance with the applicable provisions of the Building Code of the City, and is subject to the provisions of the Building Code of the City.

# 2

# ELECTRICAL PERMIT

## City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical Code and the following specifications:

Date 6-3-05  
 Permit # 05-4497  
 CBL# 63 0002

LOCATION: 270 BRACKET ST METER MAKE & # \_\_\_\_\_  
 CMP ACCOUNT # \_\_\_\_\_ OWNER JOHN DWYER  
 TENANT \_\_\_\_\_ PHONE # \_\_\_\_\_

|                              |                   |                 |               |               | TOTAL EACH FEE |                 |            |       |
|------------------------------|-------------------|-----------------|---------------|---------------|----------------|-----------------|------------|-------|
| OUTLETS                      | 10                | Receptacles     | 10            | Switches      | 8              | Smoke Detector  | .20        |       |
| FIXTURES                     |                   | Incandescent    |               | Fluorescent   |                | Strips          | .20        |       |
| SERVICES                     |                   | Overhead        |               | Underground   |                | TTL AMPS <800   | 15.00      |       |
|                              |                   | Overhead        |               | Underground   |                | >800            | 25.00      |       |
| Temporary Service            |                   | Overhead        |               | Underground   |                | TTL AMPS        | 25.00      |       |
|                              |                   |                 |               |               |                |                 | 25.00      |       |
| METERS                       |                   | (number of)     |               |               |                |                 | 1.00       |       |
| MOTORS                       |                   | (number of)     |               |               |                |                 | 2.00       |       |
| RESID/COM                    |                   | Electric units  |               |               |                |                 | 1.00       |       |
| HEATING                      |                   | oil/gas units   |               | Interior      |                | Exterior        | 5.00       |       |
|                              |                   |                 |               |               |                |                 |            |       |
| APPLIANCES                   |                   | Ranges          |               | Cook Tops     |                | Wall Ovens      | 2.00       |       |
|                              |                   | Insta-Hot       |               | Water heaters |                | Fans            | 2.00       |       |
|                              |                   | Dryers          |               | Disposals     |                | Dishwasher      | 2.00       |       |
|                              |                   | Compactors      |               | Spa           |                | Washing Machine | 2.00       |       |
|                              |                   | Others (denote) |               |               |                |                 | 2.00       |       |
|                              | MISC. (number of) |                 | Air Cond/win  |               |                |                 |            | 3.00  |
|                              |                   |                 | Air Cond/cent |               |                |                 | Pools      | 10.00 |
|                              |                   | HVAC            |               | EMS           |                |                 | Thermostat | 5.00  |
|                              | Signs             |                 |               |               |                |                 | 10.00      |       |
|                              | Alarms/res        |                 |               |               |                |                 | 5.00       |       |
|                              | Alarms/com        |                 |               |               |                |                 | 15.00      |       |
|                              | Heavy Duty(CRKT)  |                 |               |               |                |                 | 2.00       |       |
|                              | Circus/Carnv      |                 |               |               |                |                 | 25.00      |       |
|                              | Alterations       |                 |               |               |                |                 | 5.00       |       |
|                              | Fire Repairs      |                 |               |               |                |                 | 15.00      |       |
|                              | E Lights          |                 |               |               |                |                 | 1.00       |       |
|                              | E Generators      |                 |               |               |                |                 | 20.00      |       |
| PANELS                       |                   | Service         |               | Remote        |                | Main            | 4.00       |       |
| TRANSFORMER                  |                   | 0-25 Kva        |               |               |                |                 | 5.00       |       |
|                              |                   | 25-200 Kva      |               |               |                |                 | 8.00       |       |
|                              |                   | Over 200 Kva    |               |               |                |                 | 10.00      |       |
| TOTAL AMOUNT DUE             |                   |                 |               |               |                |                 |            |       |
| MINIMUM FEE/COMMERCIAL 45.00 |                   |                 |               |               |                |                 |            |       |
| MINIMUM FEE                  |                   |                 |               |               |                |                 | 35.00      |       |

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  

JUN 3 2005

 RECEIVED

CONTRACTORS NAME Jim Lawler  
 ADDRESS 25 WATKINS ST  
 TELEPHONE 772-6534

MASTER LIC. # MS 400 10200  
 LIMITED LIC. # \_\_\_\_\_

SIGNATURE OF CONTRACTOR [Signature]

# 1220

**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 initialzing 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.

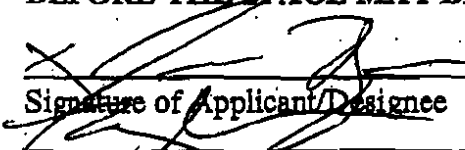
A Pre-construction Meeting will take place upon receipt of your building permit.

- 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.

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

  
Signature of Applicant/Designee

7/20/05  
Date

  
Signature of Inspections Official

7/20/05  
Date

CBL: 0638002 Building Permit #:

050943