

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

BUILDING DEPARTMENT

## PERMIT

Permit Number: 070770

Please Read Application And Notes, If Any, Attached

This is to certify that Fraser, Robert & Michael

has permission to Interior renovations to attic - change to 1 bedroom

AT 240 VALLEY ST 064 D014001

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 altered 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. \_\_\_\_\_

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

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

Other \_\_\_\_\_  
Department Name

*6/27/00* *Chris M.*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



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.

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

~~Check~~ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

~~WA~~ CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]  
Signature of Applicant/Designee

6-29-07  
Date

[Signature]  
Signature of Inspections Official

6-29-07  
Date

CBL: 64 D 014

Building Permit #: 07-0770

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

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

<b>Permit No:</b> 07-0770	<b>Date Applied For:</b> 06/27/2007	<b>CBL:</b> 064 D014001
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<b>Location of Construction:</b> 240 VALLEY ST	<b>Owner Name:</b> Fraser, Robert & Michael	<b>Owner Address:</b> 240 Valley Street	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family Home - Interior renovations to attic - change to 1 bedroom 1 bath	<b>Proposed Project Description:</b> Interior renovations to attic - change to 1 bedroom 1 bath
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Chris Hanson	<b>Approval Date:</b> 06/27/2007
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
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.			

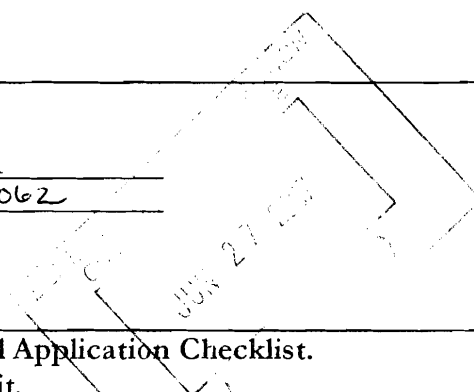
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Chris Hanson	<b>Approval Date:</b> 06/27/2007
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.			
2) The attic scuttle opening must be 22" x 30".			
3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			
4) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.			
5) Fastener schedule per the IRC 2003			



# 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>240 VALLEY STREET PORTLAND MAINE 04102.</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot <u>?5000</u>
Tax Assessor's Chart, Block & Lot Chart# <u>64</u> Block# <u>D</u> Lot# <u>14</u>	Owner: <u>ROBERT FRASER / MICHAEL FRASER</u>	Telephone: <u>207-807-4062</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>MICHAEL FRASER</u> <u>240 VALLEY STREET</u> <u>PORTLAND, ME 04102</u>	Cost Of Work: \$ <u>2,500</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Single family.</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>living area.</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Take a 2 Bedroom attic, and turn it into an attic with 1 Bedroom &amp; 1 Bathroom.</u>		
Contractor's name, address & telephone: <u>HOMEOWNER.</u> Who should we contact when the permit is ready: <u>MIKE FRASER</u> Mailing address: _____ Phone: <u>207 807 4062</u>		



Please submit all of the information outlined in the Commercial Application 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 of applicant: <u>Michael Fraser</u>	Date: <u>06/27/07.</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



# Permitting By Appointment

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects. Under this new program, you may be eligible to receive a building permit on the day you have a scheduled appointment with Inspection staff.

**This permitting program applies only to existing one and two family homes not located within a historic district or shore land zone.**

## Eligible Projects

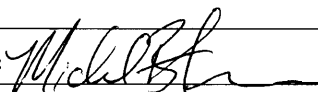
Please submit a complete application with the required plans

- Interior renovations, gut rehabs including structural changes
- Attached and detached garages
- Additions, decks, sheds, pools, dormers (two family addition must be less than 500 s.f.)
- Rebuild of any exterior structure listed above

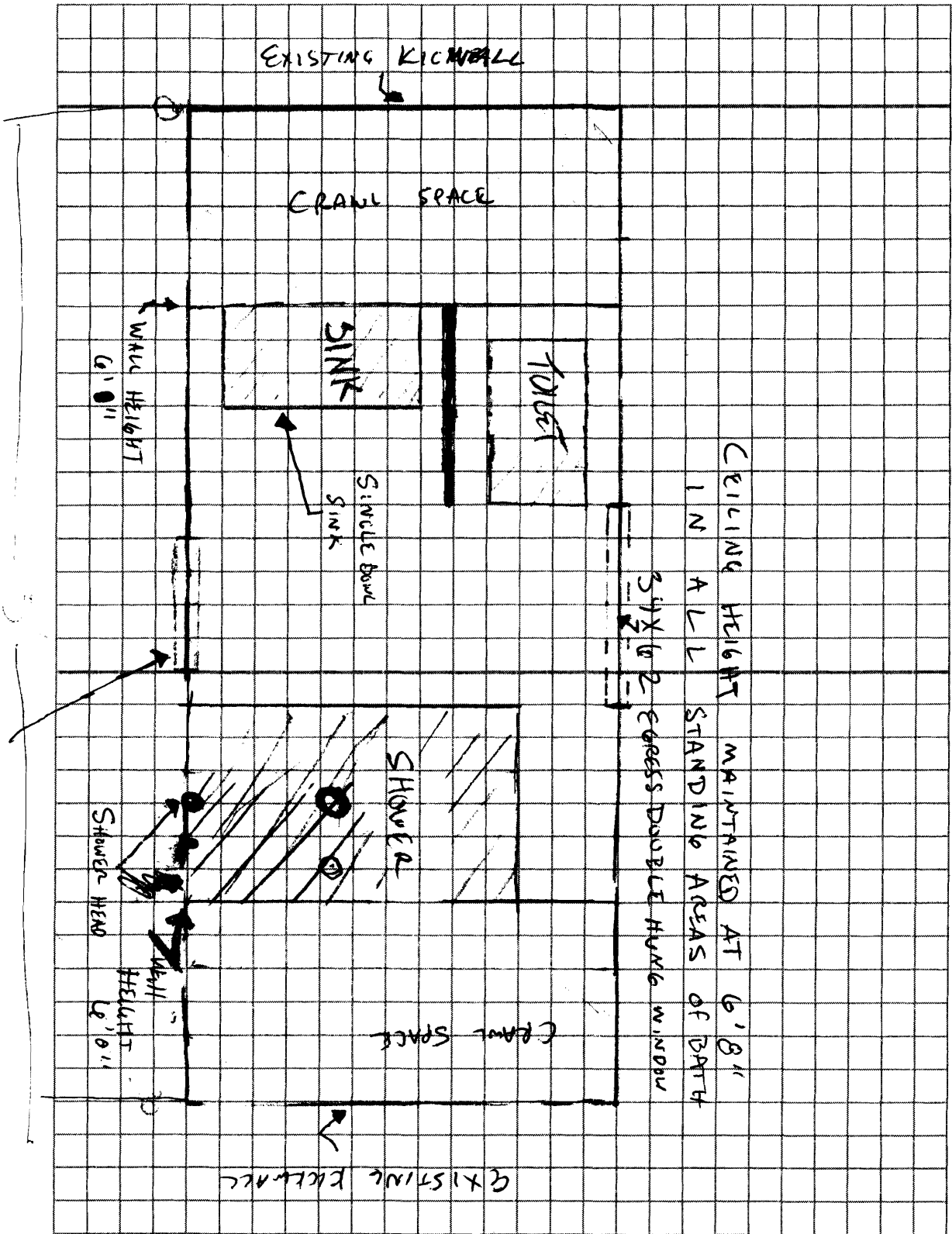
Inspections are still required per City Code of Ordinance.

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant: 	Date: 06/27/07
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This is not a permit; you may not commence ANY work until the permit is issued.

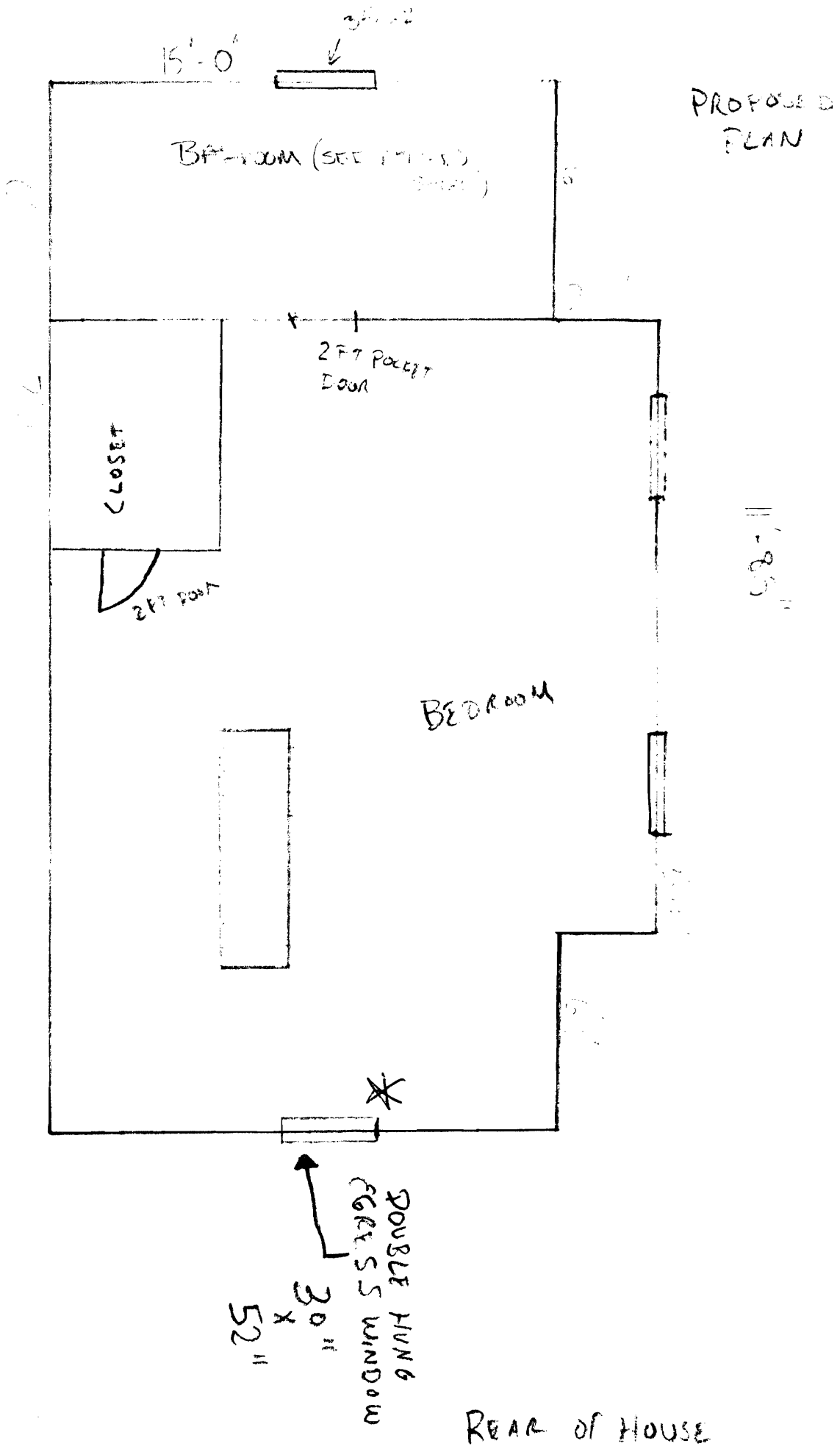


62' x 64'  
20' OFF THE FLOOR

1 SQUARE = 6' x 6'

6'0"

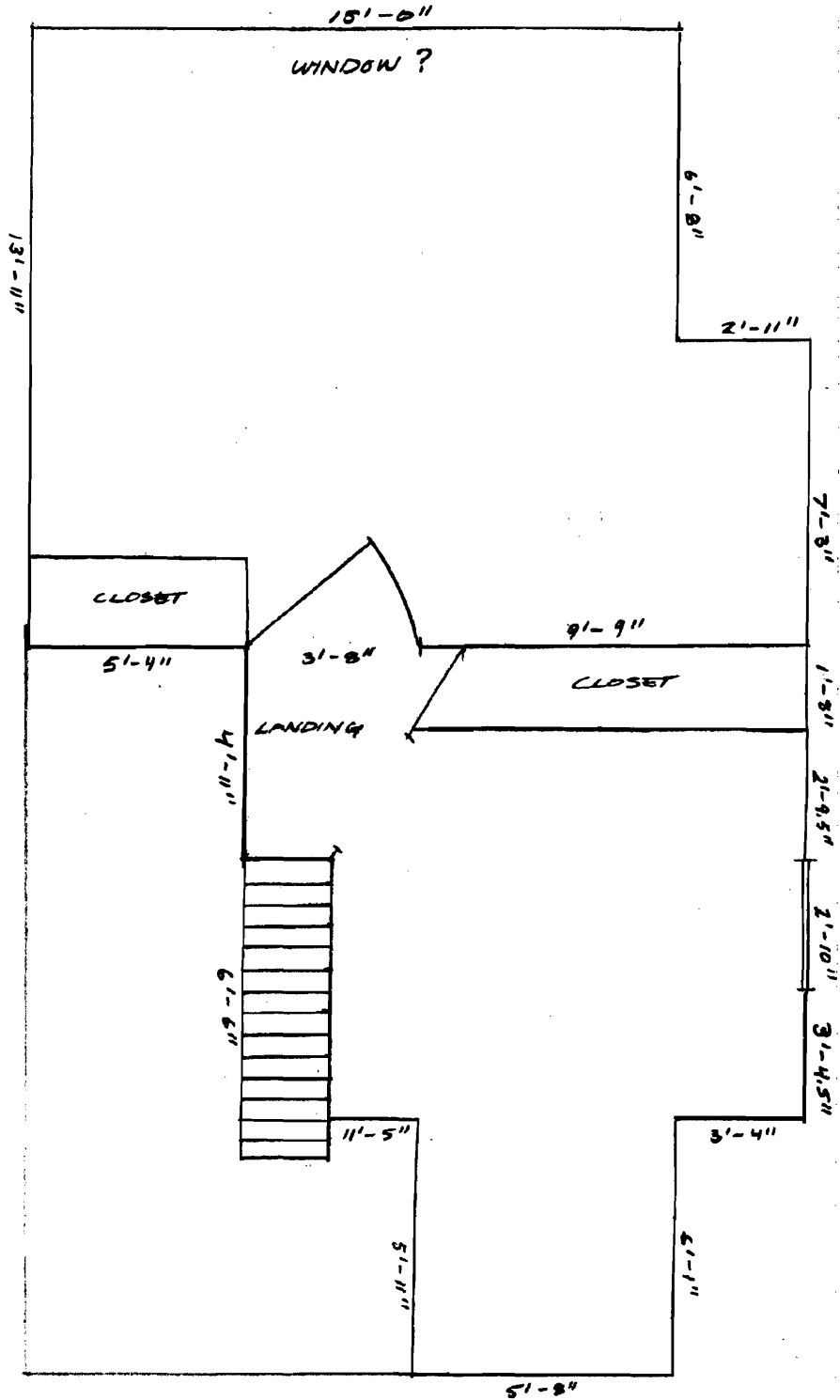
# VALLEY STREET





VALLEY ST.

mike@itsallgoodmortgage.com



FLOOR PLAN  
1/4" = 1'

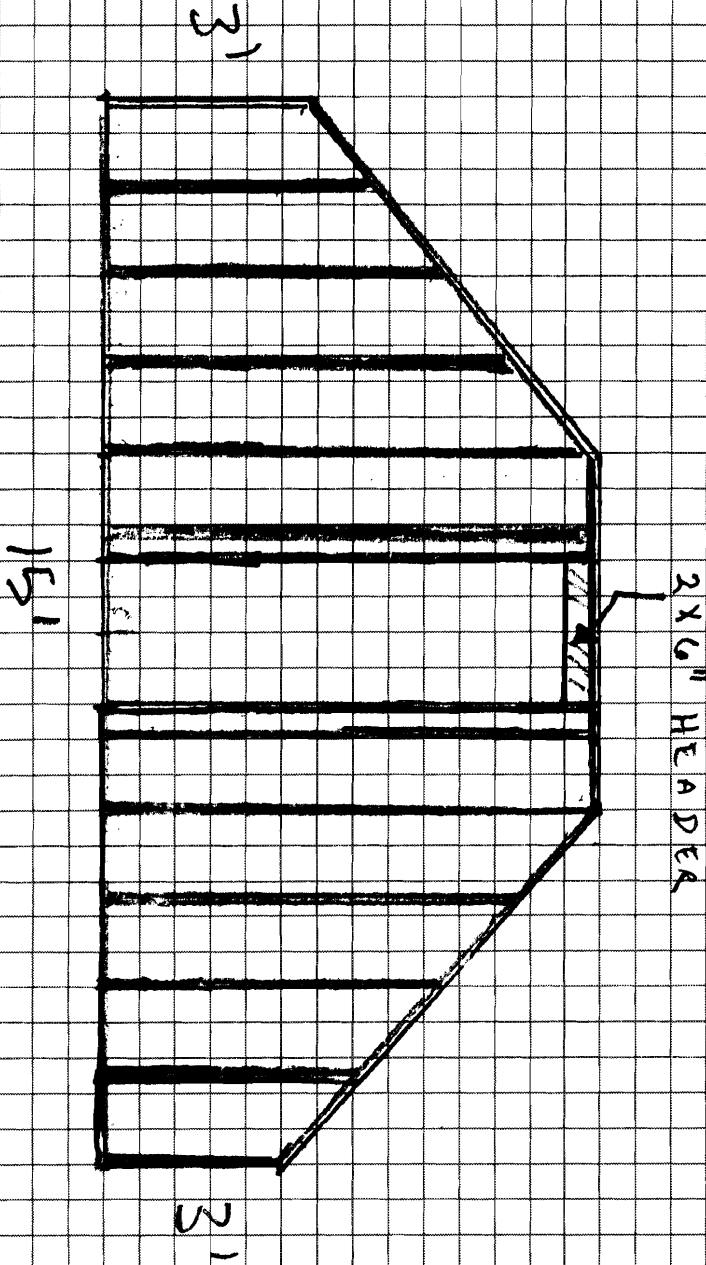


Exhibit A

(240 Valley Street, Portland, Cumberland County, ME)

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a stake on the Westerly sideline of Valley Street, (formerly "B" Street) distant Southerly on said line, a distance of one hundred seventy three and 21/100 (173.21) feet from the Southerly sideline of "A" Street; thence running Southerly on said sideline of Valley Street, a distance of fifty (50) feet to a stake;; thence Westerly at right angles with said Valley Street, a distance of one hundred (100) feet to a stake; thence Northerly on a line parallel with Valley Street, a distance of fifty (50) feet to a stake; thence Easterly on a line at right angles with the last described line, a distance of one hundred (100) feet to the point of beginning.

Being lot # 33 on City Engineer's Plan of City Land recorded in the Cumberland County Registry of Deeds in Plan Book 4, Page 15. The street number of said lot being 238-240.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

