

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that KELLYPROPERTIES LLC - SCOTT  
FREEDMAN

Located At 59 OCEAN AVE

CBI: 129- H/004-001

Job ID: 2012-06-4172-CH OF USE

has permission to Change the number of Dwelling Units from 5 to 4, remove kitchen on 1<sup>st</sup> floor to combine 2 units into 1 provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

*[Signature]* 6/28/12  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD



# PORTLAND MAINE

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Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-06-4172-CH OF USE

Located At: 59 OCEAN AVE

CBL: 129- H-004-001

## Conditions of Approval:

### Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that all kitchen facilities, including the stove or other heating devices, refrigerator and kitchen sink shall be removed in their entirety.
2. This property shall remain a four family dwelling after the issuance of this permit and subsequent issuance of a certificate of occupancy. Any further change of use shall require a separate permit application for review and approval.
3. The voluntary removal of one legally nonconforming dwelling unit shall extinguish all legal rights to that unit in the future.

### Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. <http://www.portlandmaine.gov/citycode/chapter010.pdf>
4. Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
5. All outstanding code violations shall be corrected prior to final inspection.
6. All smoke detectors and smoke alarms shall be photoelectric.
7. Carbon Monoxide is detection required in accordance with NFPA 720, *Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment*, 2009 edition.
8. Notification: Two means of egress are required from every story. "MRSA Title 25 § 2453"
9. Any cutting and welding done will require a Hot Work Permit from Fire Department.
10. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
11. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
12. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.

### Building

1. Application approval based upon information provided by the applicant or design professional. 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 Inspections 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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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

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

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

|   |  |   |   |
|---|--|---|---|
| Job No:<br>2012-06-4172-CH OF USE                                 | Date Applied:<br>6/7/2012  | CBL:<br>129- H-004-001  |   |
| Location of Construction:<br>59 OCEAN AVE                         | Owner Name:<br>KELLY PROPERTIES LLC - Scott Freedman   | Owner Address:<br>12 KELLY RD<br>FALMOUTH, ME 04105   | Phone:<br>329-4615                        |
| Business Name:  | Contractor Name:<br>owner - Scott Freedman   | Contractor Address:   | Phone:                                    |
| Lessee/Buyer's Name:  | Phone:   | Permit Type:<br>BLDG CH of USE  | Zone:<br>R-5                              |
| Past Use:<br>Legal five residential dwelling units                | Proposed Use:<br>To change the use from 5 residential dwelling units to 4 residential dwelling unit (on first floor) | Cost of Work:<br>\$1,000.00   | CEO District:                             |
|   |  | Fire Dept:<br><input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br><input type="checkbox"/> N/A | Inspection:<br>Use Group: R-2<br>Type: SB |
|   |  | Signature: <i>Cpt. P. P. P.</i>   | Signature: <i>[Signature]</i>             |
| Proposed Project Description:<br>change of use 5 units to 4 units |  | Pedestrian Activities District (P.A.D.)   |   |
| Permit Taken By: Gayle  |  | <b>Zoning Approval</b>  |   |

|   |   |  |  |
|---|---|--|--|
| <p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p> | <p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK with [Signature]</i></p> | <p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>6/9/12</i></p> | <p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p> |
|   | <p><b>CERTIFICATION</b></p>   |  |  |

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 appication 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 |



# General Building Permit Application

2012 06 4177

66

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.

R-S

|   |  |   |
|---|--|---|
| Location/Address of Construction: <u>59 Ocean Ave Portland ME 04103</u>   |  |   |
| Total Square Footage of Proposed Structure/Area   |  | Square Footage of Lot <u>1474 sf</u>  |
| Tax Assessor's Chart, Block & Lot<br>Chart#      Block#      Lot#<br><br><u>129      H004001</u>  | Applicant * <b>must be owner, Lessee or Buyer</b> *<br>Name <u>Scott Freedman</u><br>(Kelly Properties)<br>Address <u>12 Kelly Rd</u><br>City, State & Zip <u>Falmouth, ME 04105</u> | Telephone:<br><u>207</u><br><u>329-4615</u>                                   |
| Lessee/DBA (If Applicable)<br><b>RECEIVED</b><br><br><b>JUN 07 2012</b><br><br>Dept. of Building Inspections<br>City of Portland Maine  | Owner (if different from Applicant)<br>Name _____<br>Address _____<br>City, State & Zip _____  | Cost Of Work: \$ <u>800.00</u><br>C of O Fee: \$ _____<br>Total Fee: \$ _____ |
| Current legal use (i.e. single family) <u>5 Unit</u>  |  |   |
| If vacant, what was the previous use? _____   |  |   |
| Proposed Specific use: <u>Change to 4 Unit</u>  |  |   |
| Is property part of a subdivision? _____ If yes, please name _____  |  |   |
| Project description: <u>Remove kitchen in one unit and connect two first floor apartments to make 1 large 1st floor unit. 2nd floor, 3rd floor and basement remain as is.</u> |  |   |
| Contractor's name: <u>Scott Freedman</u>  |  |   |
| Address: <u>12 Kelly Rd.</u>  |  |   |
| City, State & Zip <u>Falmouth, ME 04105</u>   |  | Telephone: <u>207 329-4615</u>  |
| Who should we contact when the permit is ready: <u>Scott Freedman</u>   |  | Telephone: _____  |
| Mailing address: <u>12 Kelly Rd Falmouth, ME 04105</u>  |  |   |

3d 30.00  
75.00  
105.00

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: Scott Freedman Date: 6/5/12

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

To: City of Portland Inspections  
From: Scott Freedman (Kelley Properties)  
12 Kelley Rd Falmouth, Maine 04105  
207 329-4615  
Re: 59 Ocean Ave Portland, ME 04103  
Date: June 7, 2012

Attached is an application for a building permit and supporting drawings to convert 59 Ocean Ave. from 5 units to 4.

I will be removing the kitchen cabinets from the current first floor A unit then I will cut a doorway between the current first floor A unit and the first floor B unit. The current kitchen will become a hallway after the cabinets are removed.

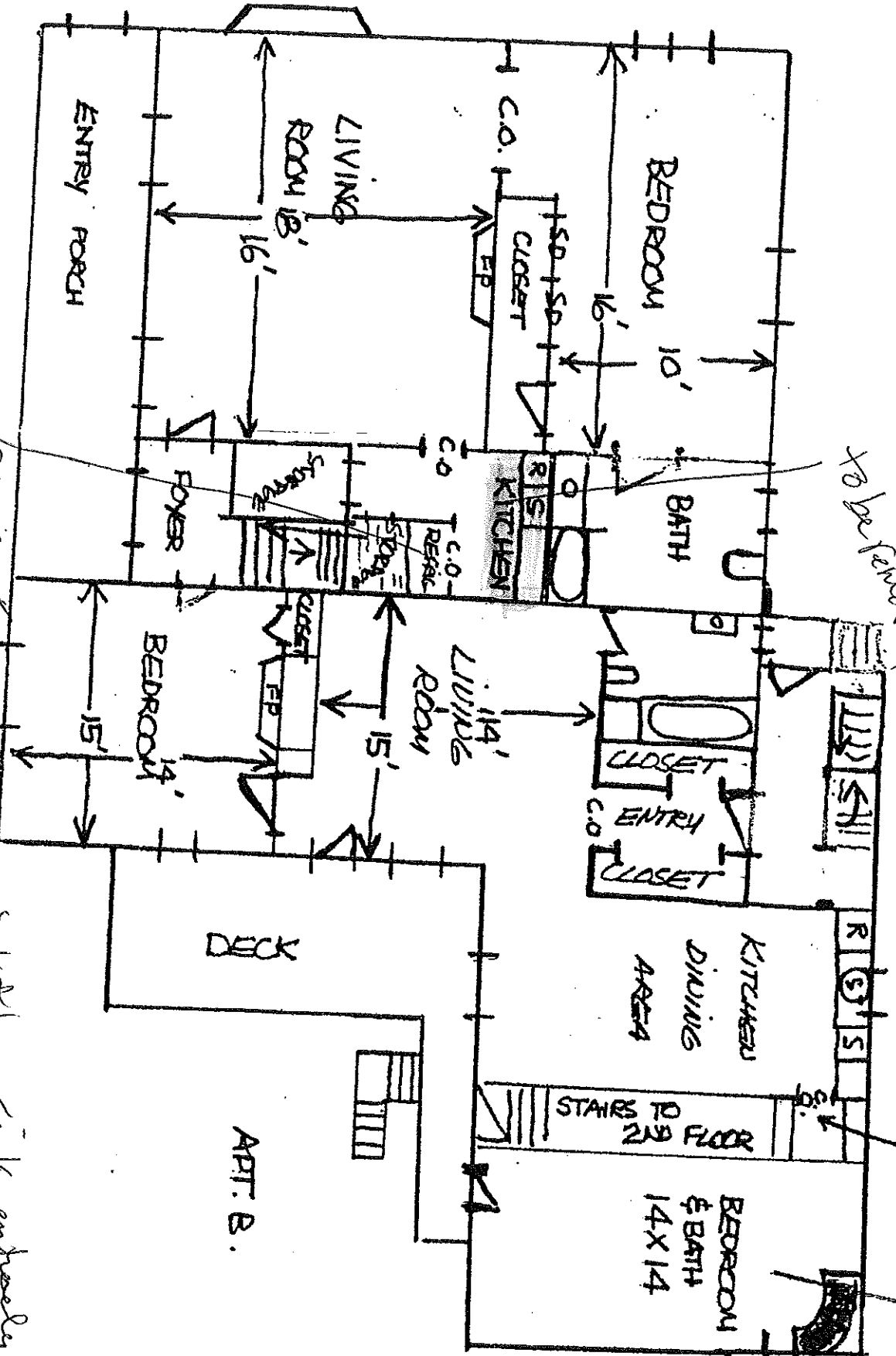
I have included a drawing of the current first floor (drawing 1) and the proposed first floor (drawing 2). I have highlighted the area where the work will take place. Per Marge's request I have included drawings of the second and third floors, although no work will take place on these floors.

A handwritten signature in cursive script that reads "Scott Freedman". The signature is written in black ink and is positioned above the typed name and company information.

Scott Freedman  
Kelley Properties

Drawing 1  
59 Ocean Ave

to be removed



Remove refrigerator, stairs, & kitchen sink entirely  
Consent

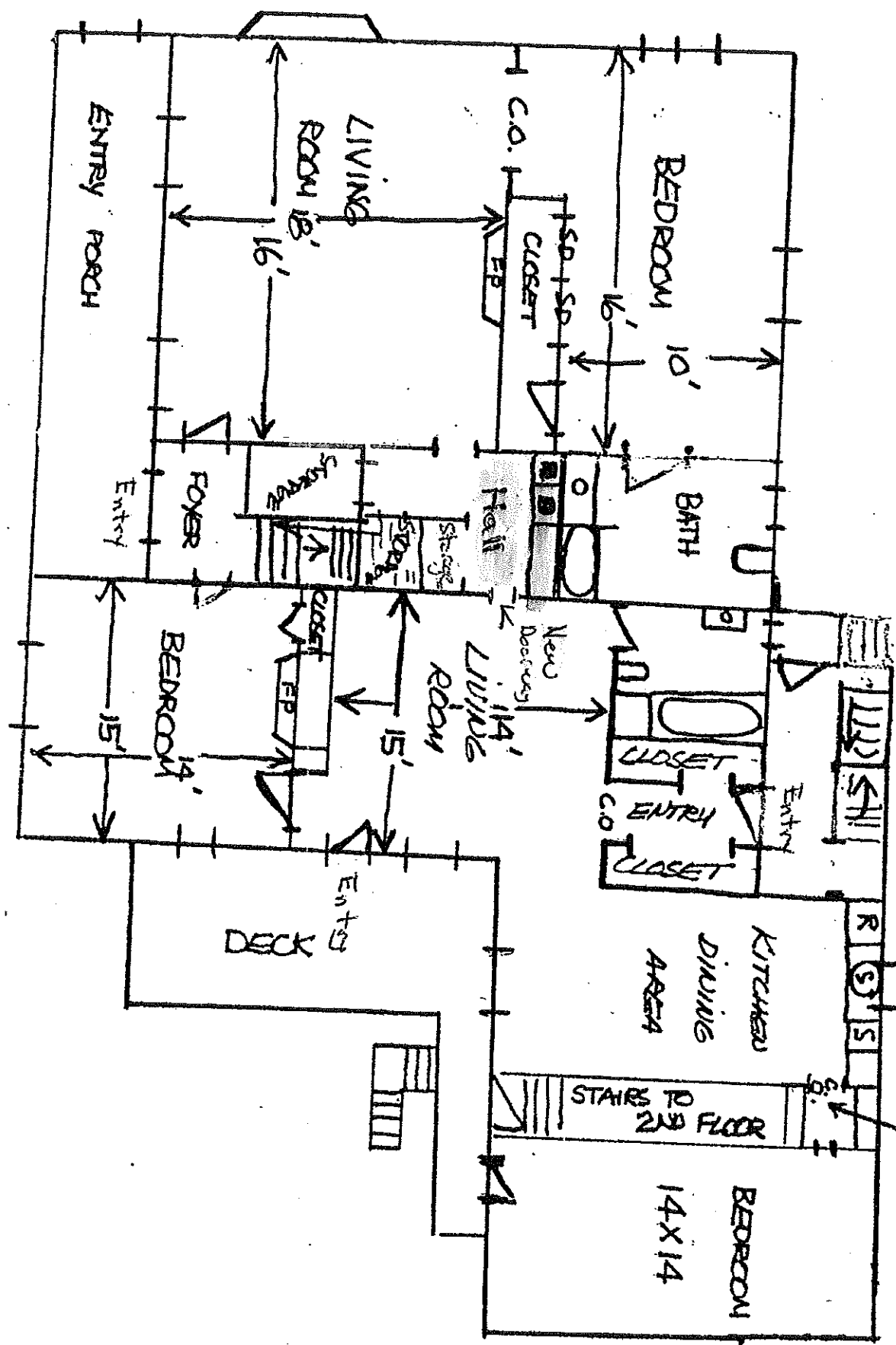
FIRST FLOOR

Apt A

APT. B.

Drawing 2  
59 Ocean Ave

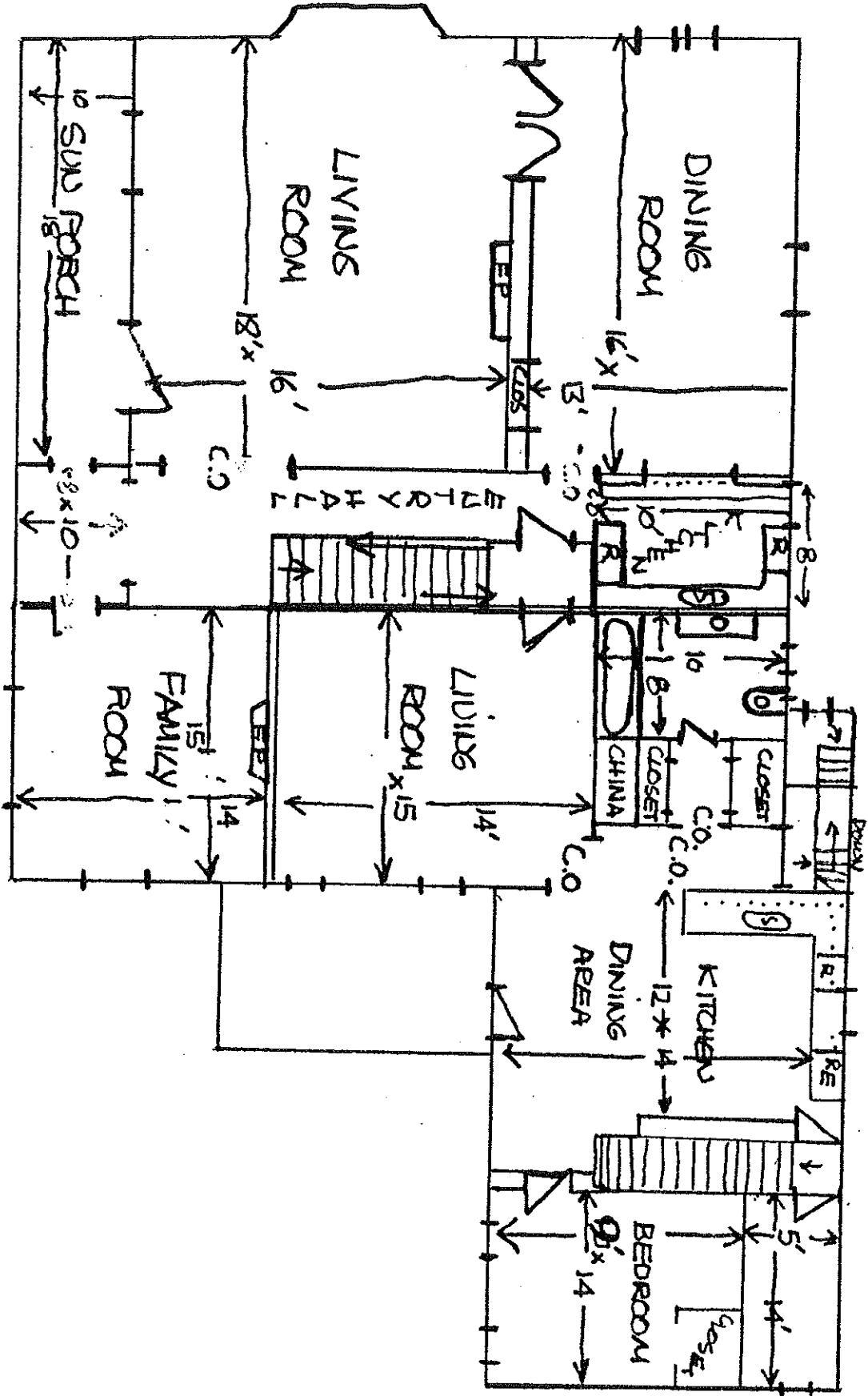
PROPOSED  
ADT A



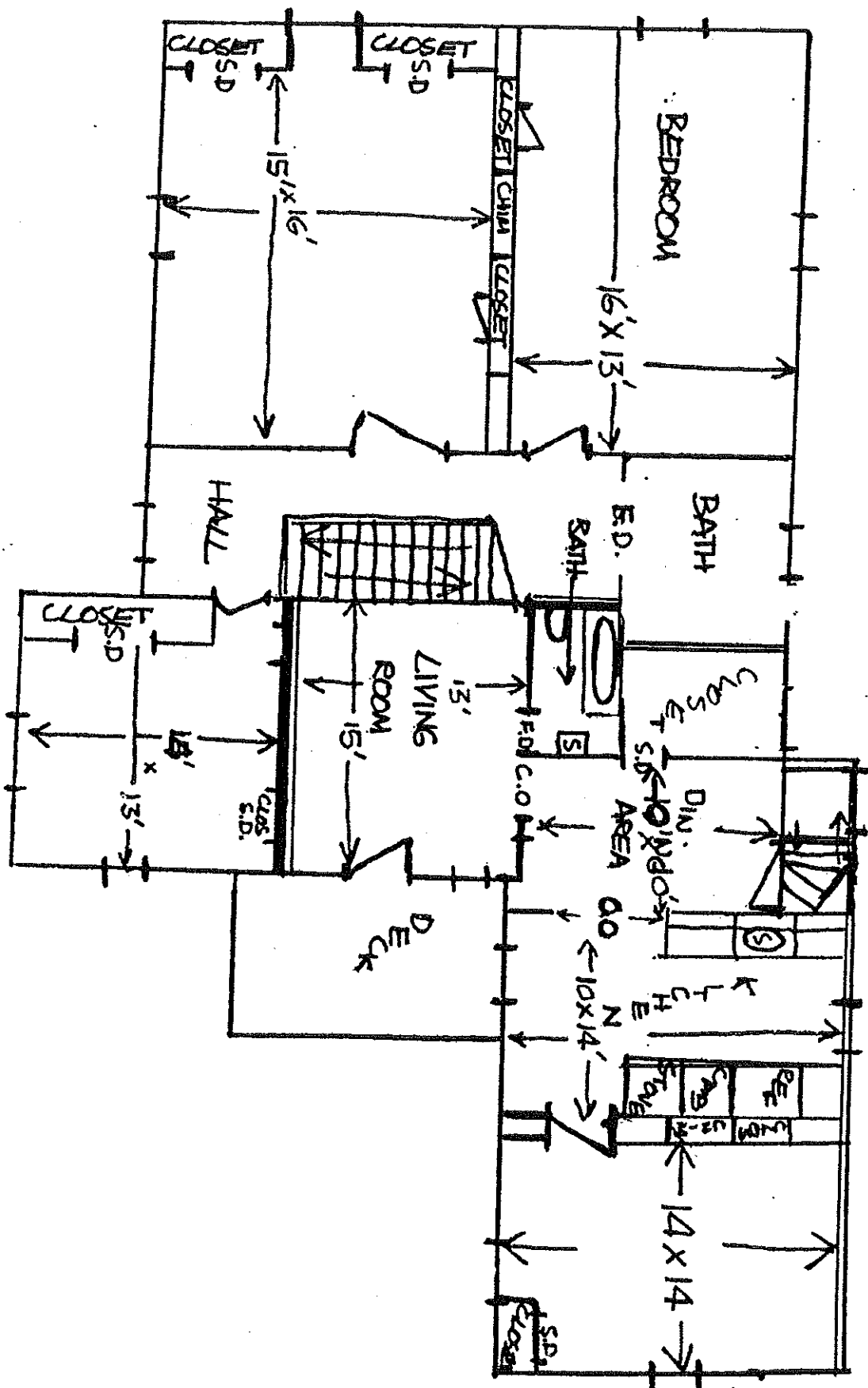
PROPOSED  
FIRST FLOOR



59 Ocean Ave



SECOND FLOOR



THIRD FLOOR



# PORTLAND MAINE

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Receipts Details:

**Tender Information:** Check , Check Number: 1954

**Tender Amount:** 105.00

Receipt Header:

**Cashier Id:** gguertin

**Receipt Date:** 6/7/2012

**Receipt Number:** 44720

Receipt Details:

|   |       |                |           |
|---|-------|----------------|-----------|
| Referance ID:   | 6803  | Fee Type:      | BP-Constr |
| Receipt Number:   | 0     | Payment Date:  |           |
| Transaction Amount:   | 30.00 | Charge Amount: | 30.00     |
| Job ID: Job ID: 2012-06-4172-CH OF USE - change of use 5 units to 4 units |       |                |           |
| Additional Comments: Linda Freedman                                       |       |                |           |

|   |       |                |           |
|---|-------|----------------|-----------|
| Referance ID:   | 6804  | Fee Type:      | BP-C of O |
| Receipt Number:   | 0     | Payment Date:  |           |
| Transaction Amount:   | 75.00 | Charge Amount: | 75.00     |
| Job ID: Job ID: 2012-06-4172-CH OF USE - change of use 5 units to 4 units |       |                |           |



Job ID: 2012-06-4172-CH OF USE

Located At: 59 OCEAN AVE

CBL: 129- H-004-001

2. Per IBC Sec. 3401.3 for existing buildings and dwelling units, compliance with smoke and carbon monoxide detection shall be per City Ordinance Chapter 10 and NFPA 101
3. 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.
4. This permit recognizes a pre-existing land use and does not require or certify compliance with the City's current building code. The inspection performed will be done pursuant to the City's Minimum Standards for Housing, The Housing Code. All violations shall be corrected prior to the final inspection and the issuance of the Certificate of Occupancy.

7-3-12 GF

- + Need smokes & N BR.s  
" C/O in common areas } all units
  - + Open splice boxes in bsmt.
  - + Foundation damaged by tree - needs repair
- OK ISSUE TEMP C/O w/cond