

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMIT



This is to certify that Maine Properties Inc.

Located At 237 WOODFORD ST

Job ID: 2011-12-2879-ALTCOMM

CBL: 130- A-001-001

has permission to Repairs after fire unit#3

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 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

Code Enforcement Officer / Plan Reviewer

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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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.**

Required Inspections:

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.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-12-2879-ALTCOMM

Located At: 237 WOODFORD ST

CBL: 130- A-001-001

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.
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 total of 24 residential dwelling units consisting of 3 separate buildings with 8 units in each building. Any change of use shall require a separate permit application for review and approval.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
3. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
4. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.

Fire

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery back up are required in the dwelling units.

Installation shall comply with City Code Chapter 10.

All construction shall comply with City Code Chapter 10.

This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

All outstanding code violations shall be corrected prior to final inspection.

Notification: Two means of egress are required from every story. "MRSA Title 25 § 2453"

B1R5



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>237 WOODFORDS ST.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>130 - A - 001 - 001</u>	Applicant: (must be owner, lessee or buyer) Name <u>MAINE PROPERTIES INC</u> Address <u>PO Box 368</u> City, State & Zip <u>SCARBOROUGH ME 04070</u>	Telephone: <u>207-415-3450</u> <u>TRAVIS</u>
Lessee/DBA	Owner: (if different from applicant) Name <u>ST BARNABAS APT INC.</u> Address <u>PO Box 368</u> City, State & Zip <u>SCARBOROUGH, ME 04070</u>	Cost of Work: \$ <u>40,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>430</u>
Current legal use (i.e. single family) <u>8 UNITS IN BLD. APTS</u> Number of Residential Units <u>8 UNITS</u> If vacant, what was the previous use? <u>RENTAL APT.</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>THIS UNIT WAS BE BURNED, IT HAS BEEN COMPLETELY GUTTED AND IS GETTING REBUILT, THE ONLY THING REMAINING IS EXTERIOR AND INTERIOR FRAMING, NEW ELECTRICAL & PLUMBING. *THERE IS NO STRUCTURAL WORK*</u>		
Contractor's name: <u>MAINE PROPERTIES, INC</u> Email: <u>travis@mpropertiesinc.com</u> Address: <u>PO Box 368</u> City, State & Zip <u>SCARBOROUGH, ME 04070</u> Telephone: <u>207-883-3753</u> Who should we contact when the permit is ready: <u>TRAVIS BLAKE</u> Telephone: <u>207-415-3450</u> Mailing address: <u>Same</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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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.

RECEIVED

11-8-11

Signature:	Date: <u>12/6/11</u>	DEC - 7 2011
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This is not a permit; you may not commence ANY work until the permit is issued

Dept. of Building Inspections
City of Portland Maine



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 12.7. 20 11 _____

Received from Maine Properties

Location of Work 237 Woolford St

Cost of Construction \$ _____ Building Fee: 420

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 420

Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 130A 1

Check #: 22684- Total Collected \$ 420

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

Taken by: J. J. De

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

Lannie Dobson - Fwd: Building permit application for 237 woodfords street

From: Tammy Munson
To: support staff
Date: 12/7/2011 11:13 AM
Subject: Fwd: Building permit application for 237 woodfords street

>>> "Travis Blake" <travis@mpropertiesinc.com> 12/7/2011 11:11 AM >>>

TO whom it may concern,,

Here is the electronic file of the building permit with layout

This was a interior fire, the entire unit has been stripped by ServPro and now we need to re-build it,

There is no structural work, but all new wiring and plumbing in unit.

I am not sure what the turn around is for permits but we would like to get this back together so the building owner can get a new tenant in.

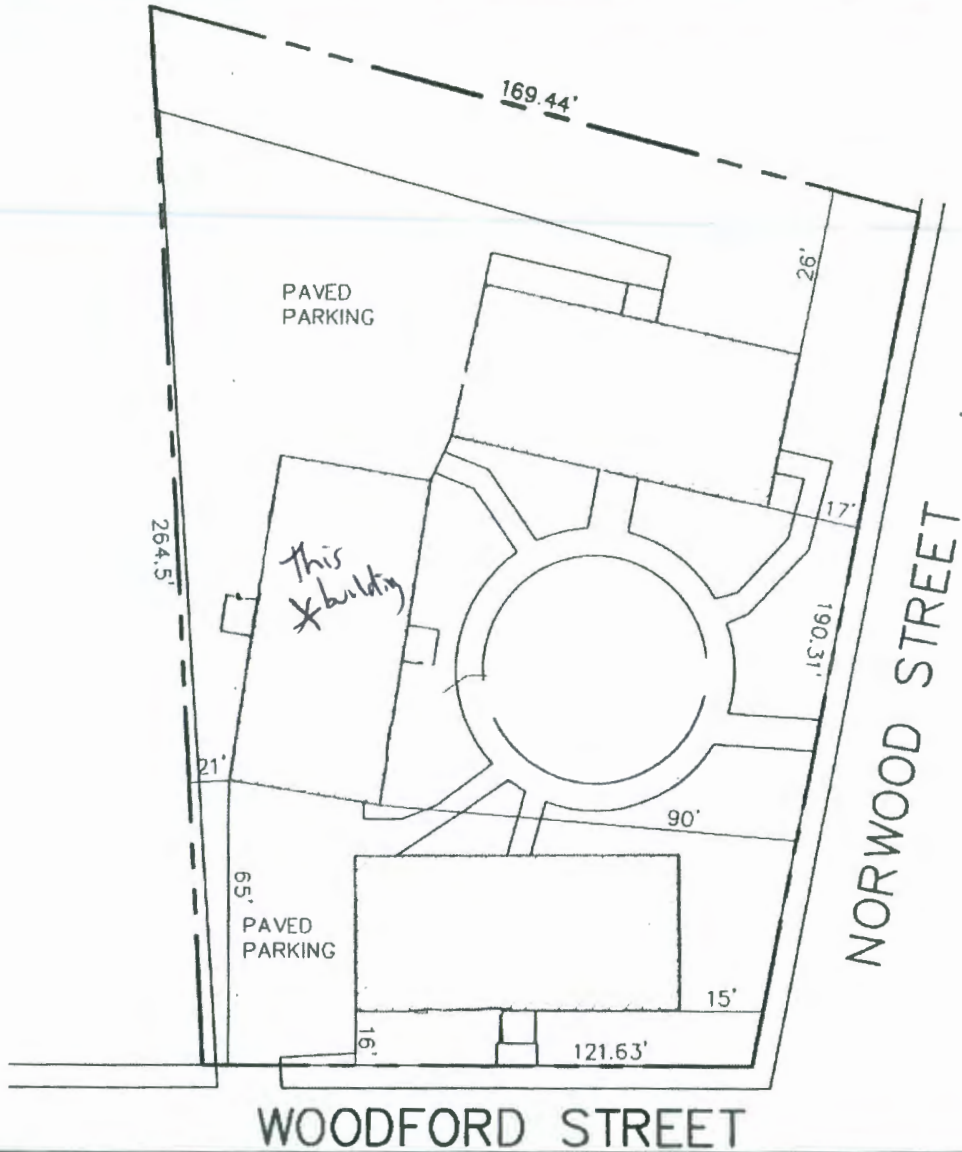
If you have any questions please let me know

My cell number is 415-3450

*Thanks,
Travis*

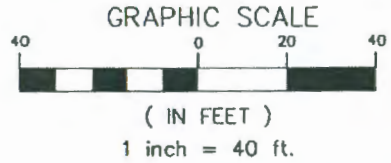
*Travis Blake CR
Project Manager/Estimator
Maine Properties, Inc
PO Box 368
Scarborough, ME 04070
207-883-3753 ext 1307
207-883-0364 fax*





GENERAL NOTES

- 1) LOT INFORMATION:
- A) THE RECORD OWNER OF THE PROPERTY IS ST.BARNABAS APARTMENTS, INC. AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 11786 PAGE 338.
- B) THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX MAP 130, BLOCK A BEING DEPICTED AS LOT 1.



SITE PLAN

OF:
237 WOODFORD STREET
 WOODFORD STREET
 PORTLAND MAINE
 FOR:
MAINE PROPERTIES
 P.O. BOX 368
 SCARBOROUGH, ME 04070



RISBARA BROS.

When Quality Counts

RESIDENTIAL • COMMERCIAL • EARTHWORK

SCARBOROUGH, ME 883-5528

DESIGN BY:	
DRAWN BY:	DCS
CHECKED BY:	DCS
DATE:	
SCALE:	1"=40'
FIELD BK:	
PROJ. NO:	237 WOODFORD
DRAWING:	237 WOODFORD
SHEET 1 OF 1	

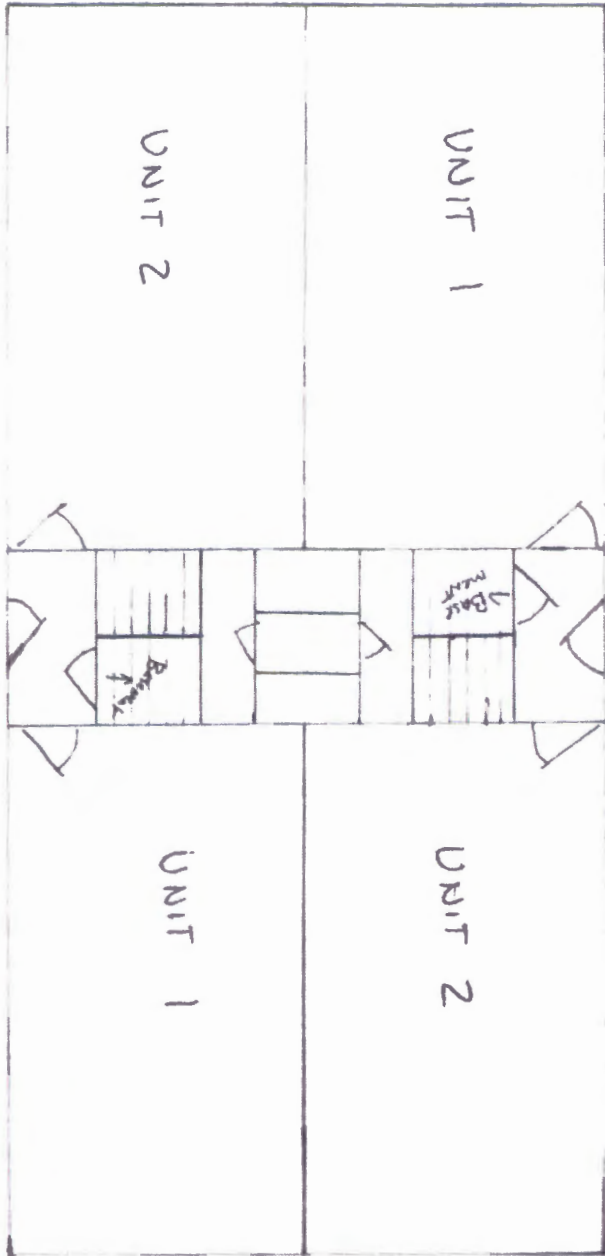


Maine Properties, Inc.

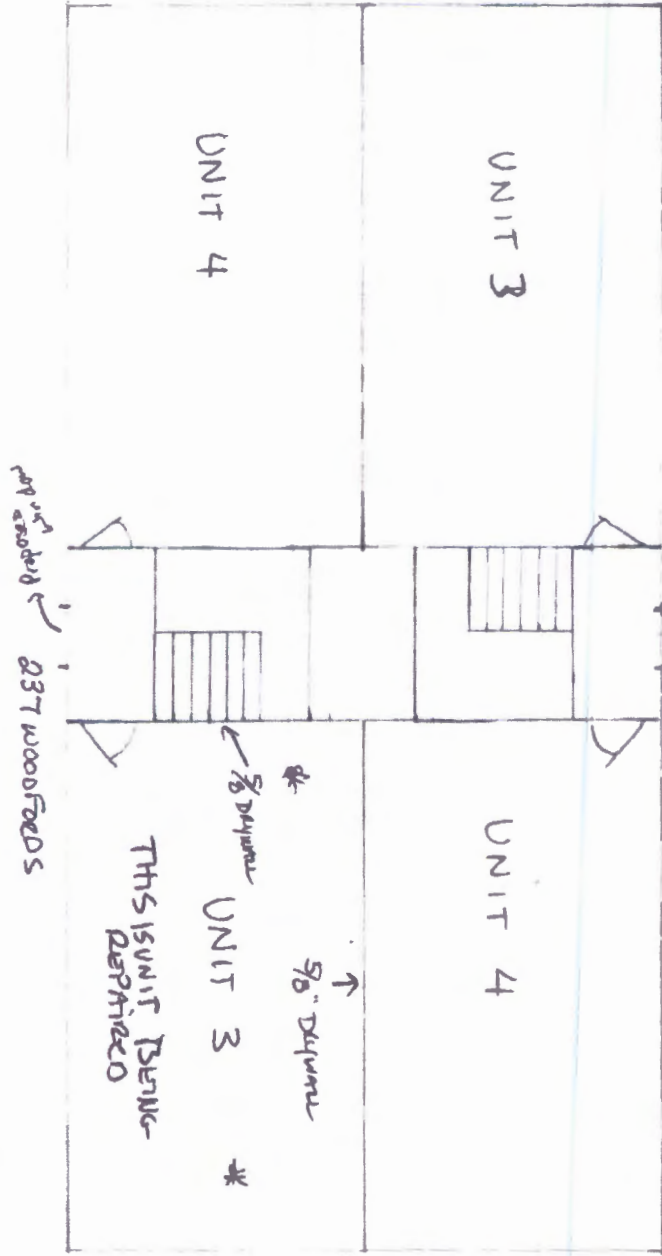
197 U.S. Route 1, P.O. Box 368, Scarborough, ME 04070-0368

207 / 883-3753

Fax • 207 / 883 - 0364



1ST FLOOR
3/32" = 1'-0"



2ND FLOOR
3/32" = 1'-0"

237 WOODFIELDS

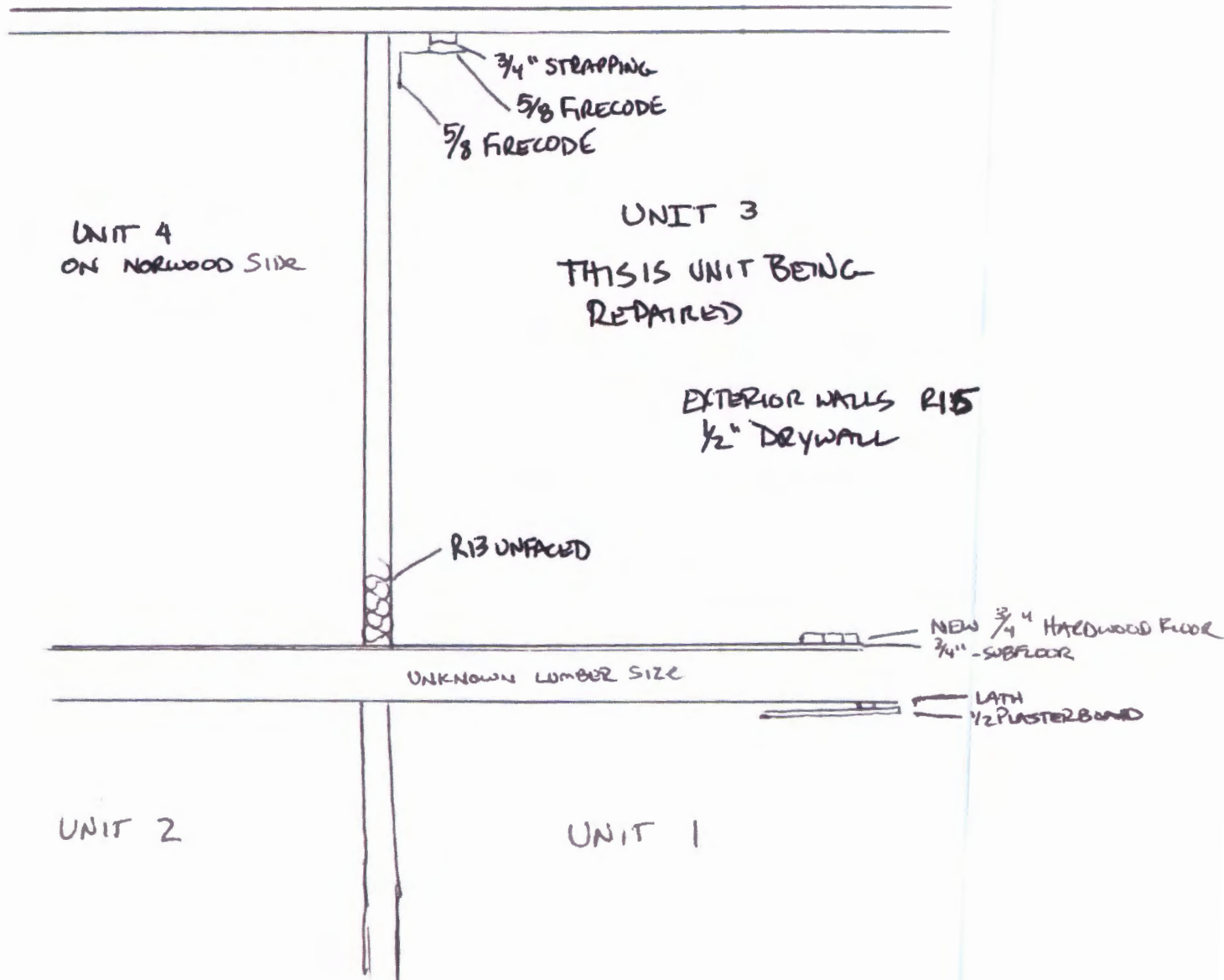


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Fax • 207 / 888 - 0364



A Complete Remodeling Company
Residential & Commercial

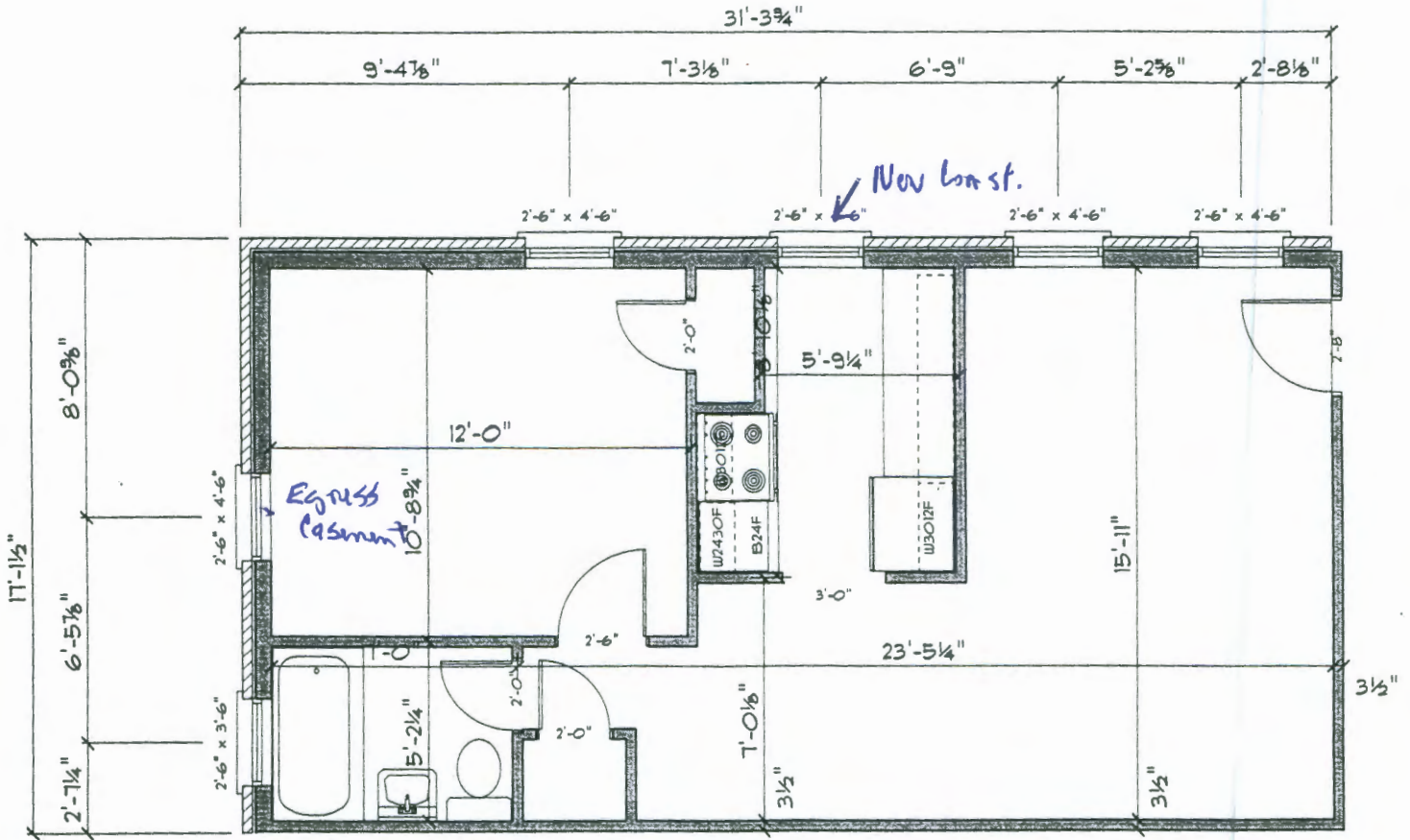


Maine Properties, Inc.

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207 / 883-3753

Fax • 207 / 883 - 0364



3/16" = 1'0" 237 Woodfords Street apartment # 3

Scope Of Work:

- Re-wire entire unit
- Re-plumb new tub, toilet, sink, kitchen sink
- Install new Fire doors and windows in unit
- Insulate walls w/r-15 Fiberglass
- Insulate attic with R-11 batts and blown in Fiberglass to R-49
- Install new Kitchen cabinets, sink and appliances
- Install new interior doors and trim
- Install new Hardwood floor in main areas and Sheet goods in kitchen and bathroom
- Paint entire unit trim and walls