

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

## BUILDING DEPARTMENT

# PERMIT

Permit Number: 081265

Please Read Application And Notes, If Any, Attached

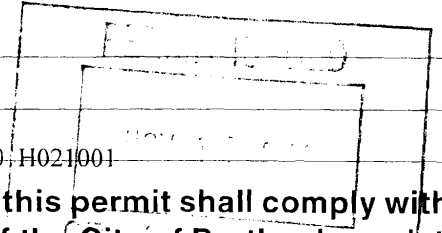
This is to certify that MARDIGAN STEPHEN E / Architect Const

has permission to Repair and replace roofing and siding

AT 726 FOREST AVE

C 130 H021001

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 lath or other is used-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. [Signature]

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

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

Other \_\_\_\_\_

Department Name

[Signature]  
11/17/18  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 08-1265	Issue Date:	CBL: 130 H021001
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Location of Construction: 726 FOREST AVE	Owner Name: MARDIGAN STEPHEN E	Owner Address: 460 BAXTER BLVD	Phone:
Business Name:	Contractor Name: Albair Construction /Tim	Contractor Address: 10 Alexander Drive Cape Elizabeth	Phone 2078319338
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2c Prime

Past Use: Commercial - Mixed use	Proposed Use: Commercial - Mixed use - Repair and replace roofing and siding	Permit Fee: \$60.00	Cost of Work: \$4,000.00	CEO District: 4	R-5
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Proposed Project Description: Repair and replace roofing and siding - New windows	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B/MA Type: 3B
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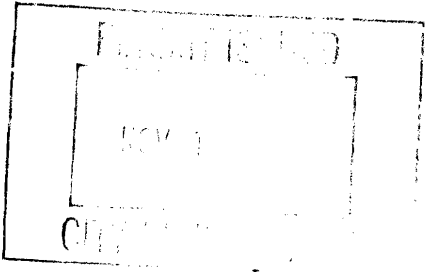
*Address of structure removed on Canopies 10/31/08 plans See conditions IBC 2003*

Signature: <i>Craig Cross</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: Idobson	Date Applied For: 10/08/2008	<b>Zoning Approval</b>		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <input checked="" type="checkbox"/> Denied Date: <i>11/6/08</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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**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

**BUILDING PERMIT INSPECTION PROCEDURES**

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

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.**

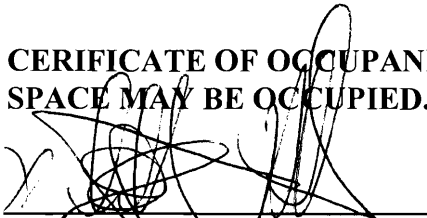
  X   Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

  X   Final inspection required at completion of work.

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.

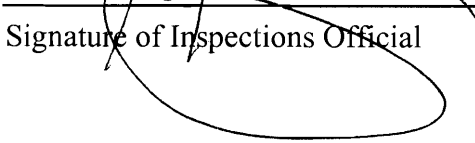
**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

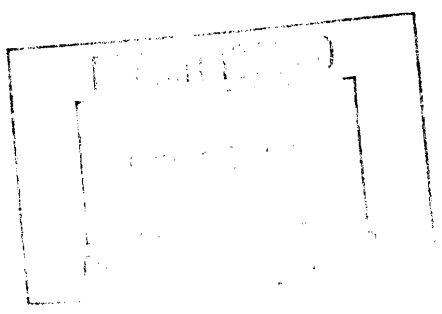
**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

11/17/08  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Inspections Official



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

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

<b>Permit No:</b> 08-1265	<b>Date Applied For:</b> 10/08/2008	<b>CBL:</b> 130 H021001
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<b>Location of Construction:</b> 726 FOREST AVE	<b>Owner Name:</b> MARDIGAN STEPHEN E	<b>Owner Address:</b> 460 BAXTER BLVD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Albair Construction /Tim	<b>Contractor Address:</b> 10 Alexander Drive Cape Elizabeth	<b>Phone</b> (207) 831-9338
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial - Mixed use - Repair and replace roofing and siding	<b>Proposed Project Description:</b> Repair and replace roofing and siding
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 11/06/2008

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

- 1) Currently there is no use occupying this building. Please note that this office will need change of use and or tenant fit-up permits PRIOR to any occupancy.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of revised plans submitted on 10/31/08. Any deviations shall require a separate approval before starting that work. It is understood that the proposed structural canopies will no longer be added to this building.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 11/17/2008

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

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 11/06/2008

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

- 1) All means of egress shall continue to a public way.
- 2) Emergency lights are required to be tested at the electrical panel.
- 3) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 4) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 5) All construction shall comply with NFPA 101

**Comments:**

10/20/2008-mes: see letter - needs a plot plan and review of the new paving - I contacted "Roger" as indicated in the property notes.

11/6/2008-mes: ON 10/31/08 I received revised plans that show the new canopies will no longer be added to this building - on 11/5/08 I spoke to Tim Albair at the front counter - John Ossie should be forwarding a site plan to me. I will pass on to others for review.



# General Building Permit Application

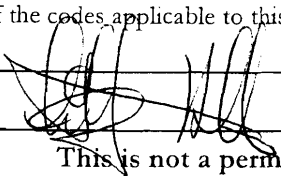
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>726 Forest Ave</u>		
Total Square Footage of Proposed Structure/Area <u>3000 sq ft</u>	Square Footage of Lot <u>3000 sq ft</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>130            H            21</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Steve Mandigan</u> Address <u>726 Forest Ave.</u> City, State & Zip <u>Portland, ME</u>	Telephone: _____
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>4000</u> C of O Fee: \$ _____ Total Fee: \$ <u>60</u>
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? <u>Commercial</u> Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Repair &amp; Replace Roof &amp; Siding - T.A.</u>		
Contractor's name: <u>Timothy Albair</u> Address: <u>10 Alexander Dr.</u> City, State & Zip <u>Cape Elizabeth, ME 04107</u> Telephone: _____ Who should we contact when the permit is ready: <u>Tim</u> Telephone: <u>831-9338</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](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.

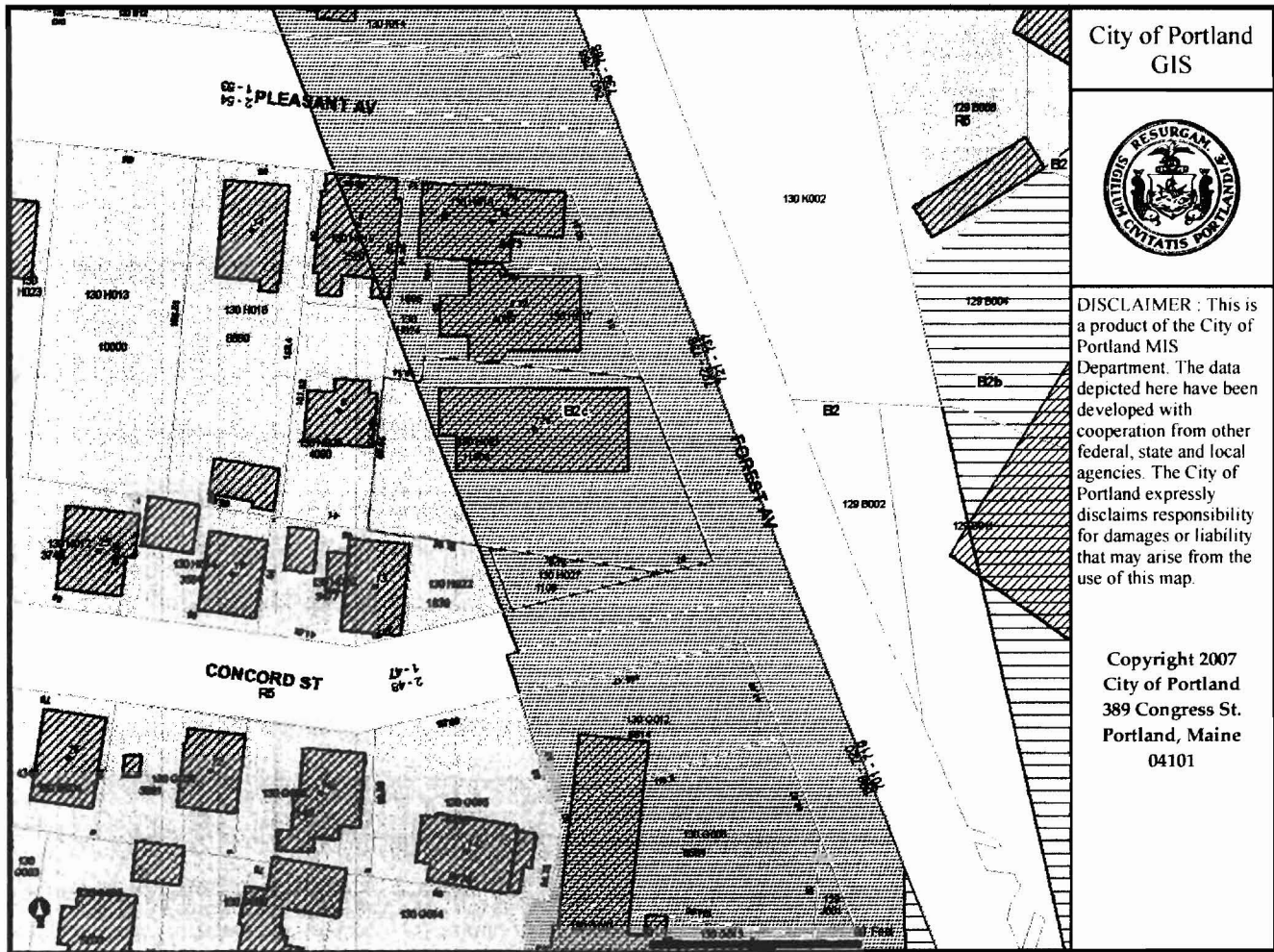
Signature:  Date: 10/8/08 OCT 2008

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





005 - 008





This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

**Card Number** 1 of 1  
**Parcel ID** 130 H021001  
**Location** 726 FOREST AVE  
**Land Use** OFFICE & BUSINESS SERVICE

**Owner Address** MARDIGAN STEPHEN E  
 460 BAXTER BLVD  
 PORTLAND ME 04103

**Book/Page** 11521/203  
**Legal** 130-H-21-27  
 FOREST AVE 724-728 &  
 CONCORD ST 1-7  
 12914 SF

### Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$148,900	\$440,300	\$589,200

### Building Information

<b>Bldg #</b>	<b>Year Built</b>	<b># Units</b>	<b>Bldg Sq. Ft.</b>	<b>Identical Units</b>
1	1988	1	5488	1

<b>Total Acres</b>	<b>Total Buildings</b>	<b>Sq. Ft.</b>	<b>Structure Type</b>	<b>Building Name</b>
0.296	5488		RETAIL - MULTI OCCUPANCY	QUIZNOS SUB SHOP

### Exterior/Interior Information

<b>Section</b>	<b>Levels</b>	<b>Size</b>	<b>Use</b>
1	01/01	2720	RESTAURANT
1	02/02	2768	MULTI-USE OFFICE

<b>Height</b>	<b>Walls</b>	<b>Heating</b>	<b>A/C</b>
12	FRAME	HOT AIR	CENTRAL
8	FRAME	HOT AIR	CENTRAL
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

### Building Other Features

<b>Line</b>	<b>Structure Type</b>	<b>Identical Units</b>
1	PORCH - ENCL	1
2	PORCH - ENCL UPPER	1

### Yard Improvements

<b>Year Built</b>	<b>Structure Type</b>	<b>Length or Sq. Ft.</b>	<b># Units</b>
1986	ASPHALT PARKING	5000	1





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Penny St. Louis Littell- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator

October 20, 2008

Steve Mardigan  
726 Forest Avenue  
Portland, ME 04103

RE: 726 Forest Avenue – 130-H-21-27 – B-2c & R-5 Zones - permit app. #08-1265

Dear Mr. Mardigan,

I am in receipt of a permit application for your property located at 726 Forest Avenue. At this time your permit can not be issued because this office did not receive all the required plans to evaluate your request. You are adding several structural canopies to the building during the reconfiguring of the roof and new siding. This office will need a site plan showing setbacks from the new structures.

per Tim A.  
no longer will  
do the canopies  
↓ not received

It is also noted that you have altered the property by paving more area without the appropriate reviews and approvals through the planning division. You must begin the appropriate review(s) immediately. Please note that the B-2c zone requires no more than 80% of your property to be impervious. If this paving increased your impervious ratio, corrective measures will need to be taken.

Please also be aware that there are no current uses within this building at this time. Any change of use will need to be declared either at this time, or at the time a use has been acquired. Refer to the B-2c zone for all the allowable uses permitted in this zone.

Your permit is on hold until these issues have been resolved. If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

Cc: Penny St. Louis Littell, Director of Planning & Development  
Barbara Barhydt, Planning Division  
Timothy Albair, 10 Alexander Dr., Cape Elizabeth, ME 04107

FAX



To: John Ossie  
Fax Number: 797-7233  
From: Marge Schmuckel  
Fax Number:  
Date: 10/27/08  
Regarding: 726 Forest Ave  
Total Number Of Pages Including Cover:  
Phone Number For Follow-Up: 2

Comments:

John,  
I hope this helps you.

Barbara Barhydt in planning would be making the determination on the site plan Review. Her Number is 874-8699

Marge

City Of Portland, Maine  
Inspections Division Services  
389 Congress St Room 315 Portland Me 04101-3509  
Phone: (207) 874-8703 or (207) 874-8693  
Fax: (207) 874-8716  
<http://www.portlandmaine.gov/>