

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that Justin M Fletcher

Located At 68 IRVING

Job ID: 2011-02-446-DUP

CBL: 137 - - B - 003 - 001 - - - -

has permission to Fire Blocking, handrails, fire doors, new electrical, plumbing after fire 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

*[Handwritten Signature]* 3/22/11

\_\_\_\_\_  
Fire Prevention Officer

\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

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

SCANNED *cb*

PERMIT ISSUED

MAR 22 2011

City of Portland



# Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development  
Building Inspections Division



Issued to: Justin M Fletcher Inc  
Issued Date: 5/20/2011

Location: 68 Irving St  
CBL: 137 B003001

**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. 2011-02-446, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

1<sup>st</sup> Floor Unit 1  
2<sup>nd</sup> & 3<sup>rd</sup> Floor Unit 2

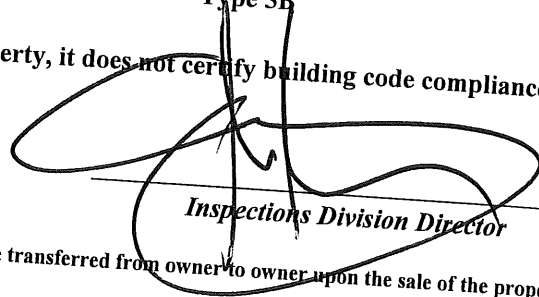
APPROVED OCCUPANCY

2 Unit Residential  
Use Group R-3  
Type 5B

Limiting Conditions: This certificate certifies the legal use of the property, it does not certify building code compliance.

Approved:

520-11   
Inspector

  
Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

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

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

Job No: 2011-02-446-DUP (20111389)	Date Applied: 2/17/2011	CBL: 137 - - B - 003 - 001 - - - - -	
Location of Construction: 68 IRVING STREET	Owner Name: Justin M Fletcher	Owner Address: PO BOX 332 WESTBROOK, ME - MAINE 04098	Phone: 206-4088
Business Name:	Contractor Name: LAMB, JASON ARTHUR	Contractor Address: 55 HIGH ST WESTBROOKMAINE04092	Phone: 239-7700
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-5
Past Use: Two family	Proposed Use: Two family – bring building up to code w/fire blocking, hand rails, fire doors	Cost of Work: 500.000000	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: 5B IRC-2009 Signature: <i>JMB</i>
Proposed Project Description: 68 Irving – bring building up to code		Pedestrian Activities District (P.A.D.) <i>per form</i>	
Permit Taken By:	<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><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>02/24/11</i> <i>ABU</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:</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>ABU</i></p>
	<b>CERTIFICATION</b>		

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.

PERMIT ISSUED

MAR 22 2011

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_ City of Portland PHONE \_\_\_\_\_

Need to handle +  
Intercom smoke within  
units. Needs to  
Remove all kitchen  
equipment in office.  
Clean up elec in  
Basement. Remove mold by  
+ Porch  
NLP

5-20-11  
all issues corrected  
elec issue code  
NLP



# 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>68 IRVING ST.</u>		
Total Square Footage of Proposed Structure/Area <u>2400</u>	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>137</u> Block# <u>B</u> Lot# <u>3-</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>JUSTIN M. FLETCHER</u> Address <u>99 WELLINGTON RD</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>207 206 4088</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>500 -</u> C of O Fee: \$ _____ Total Fee: \$ <u>50</u>
Current legal use (i.e. single family) <u>2 UNIT</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>3 UNIT</u> Proposed Specific use: <u>2/3 UNIT</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>BRING UP TO CODE / FIRE BLOCKING, HANDRAILS, FIRE DOORS</u>		
Contractor's name: <u>JUSTIN M. FLETCHER INC</u> Address: <u>99 WELLINGTON RD</u> City, State & Zip: <u>PORTLAND, ME 04103</u> Telephone: _____ Who should we contact when the permit is ready: <u>JUSTIN FLETCHER</u> Telephone: <u>207 206 4088</u> Mailing address: _____		

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: [Signature]

Date: 2/17/11

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



# Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at [www.portlandmaine.gov](http://www.portlandmaine.gov), in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

## One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost**

**This is not a Permit; you may not commence any work until the Permit is issued.**

## 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.**

1. Close In Elec/Plmb/Framing
2. Final at completion of work

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 OCCU0PIED.

PERMIT ISSUED

MAR 22 2011

City of Portland

2011-1389

**Job Summary Report**  
**Job ID: 2011-02-446-DUP**

Report generated on Feb 18, 2011 1:13:39 PM

<b>Job Type:</b>	Duplex	<b>Job Description:</b>	68 Irving	<b>Job Year:</b>	2011
<b>Building Job Status Code:</b>	In Review	<b>Pin Value:</b>	682	<b>Tenant Name:</b>	
<b>Job Application Date:</b>		<b>Public Building Flag:</b>	N	<b>Tenant Number:</b>	
<b>Estimated Value:</b>	500	<b>Square Footage:</b>			
<b>Related Parties:</b>		Justin Fletcher		<i>Property Owner</i>	
		JASON ARTHUR LAMB - JASON LAMB		<i>PLUMBING CONTRACTOR</i>	

**Job Charges**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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**Location ID: 20134**

**Location Details**

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
M39327	137 B 003 001		M				-70.28542	43.675067

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				68 IRVING STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
TWO FAMILY		NOT APPLICABLE					DISTRICT 5	DEERING-ROSEMONT

**Structure Details**

**Structure: 68-70 Irving St.**

**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Two Family Dwelling	0			68 IRVING STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference
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User Defined Property	Value
Fire Repairs	1

**Permit #: 20111389**

**Permit Data**



**Job Summary Report**  
**Job ID: 2011-02-446-DUP**

Report generated on Feb 18, 2011 1:13:39 PM

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date		
20134	68-70 Irving St.	Initialized	Fire Blocking, handrails, fire doors					
Inspection Details								
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag		
Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Job Valuation Fees	\$30.00							

**Permit #: 20111392**

Permit Data								
Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date		
20134	68-70 Irving St.	Initialized	2 Baxi Luna Boilers in basement					
Inspection Details								
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag		
Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
HVAC Permit Fee	\$100.00							



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-02-446-DUP

Located At: 68 IRVING

CBL: 137 - - B - 003 - 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 property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval. There is an illegal dwelling unit in the attic. The unit must be removed or the owner needs to apply to legalize it.

### **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. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
3. This permit only approves installation of fire doors, fire blocking, and handrails. It does not approve any additional units or additional stairways.
4. Per Section R314.3.1 of the IRC 2009, when alterations, repairs or additions requiring a permit occur, the dwelling unit shall be equipped with smoke alarms located as required for new dwellings. Per Section R315.2 carbon monoxide alarms shall be provided in dwellings with fuel-fired appliances or attached garages. Verification of this will be upon inspection.

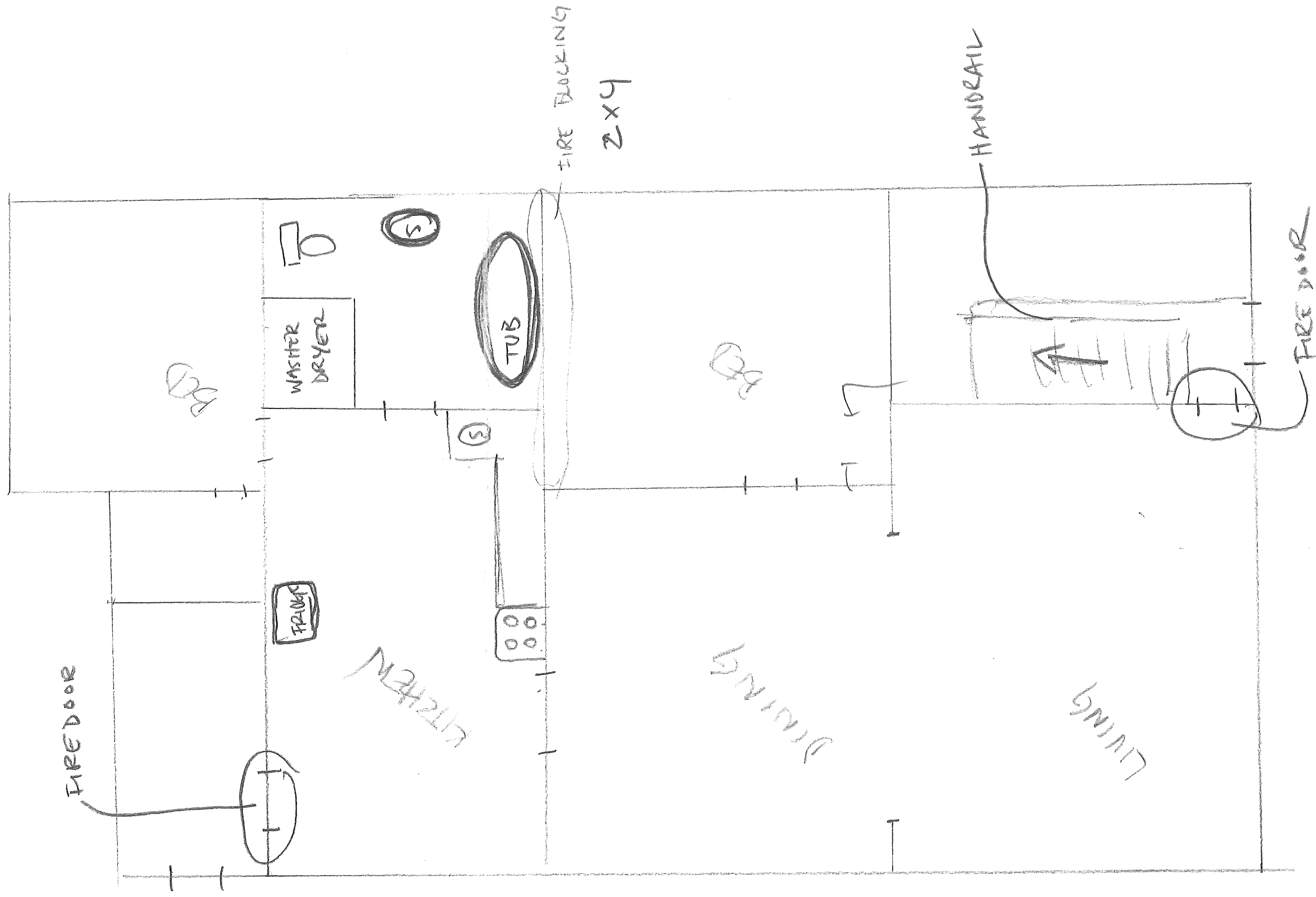
PERMIT ISSUED

MAR 22 2011

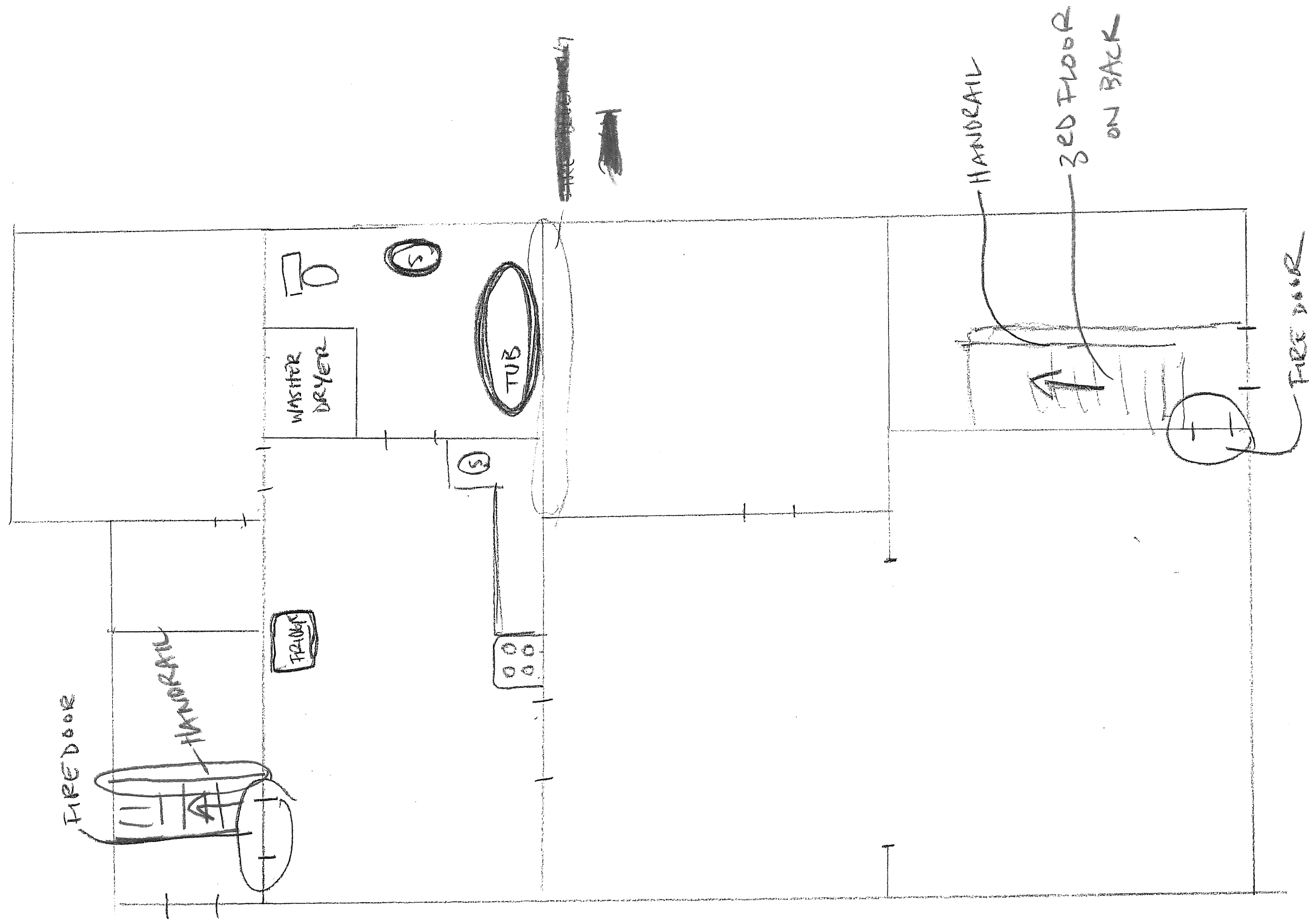
City of Portland

207 206 4088

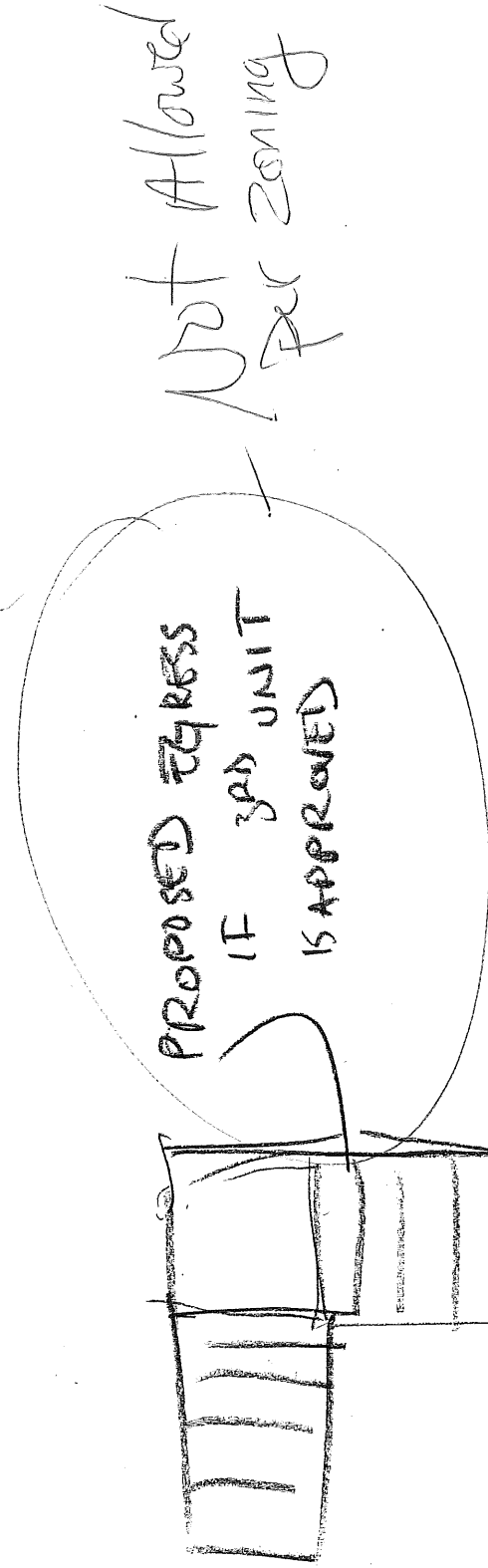
# 1st Floor



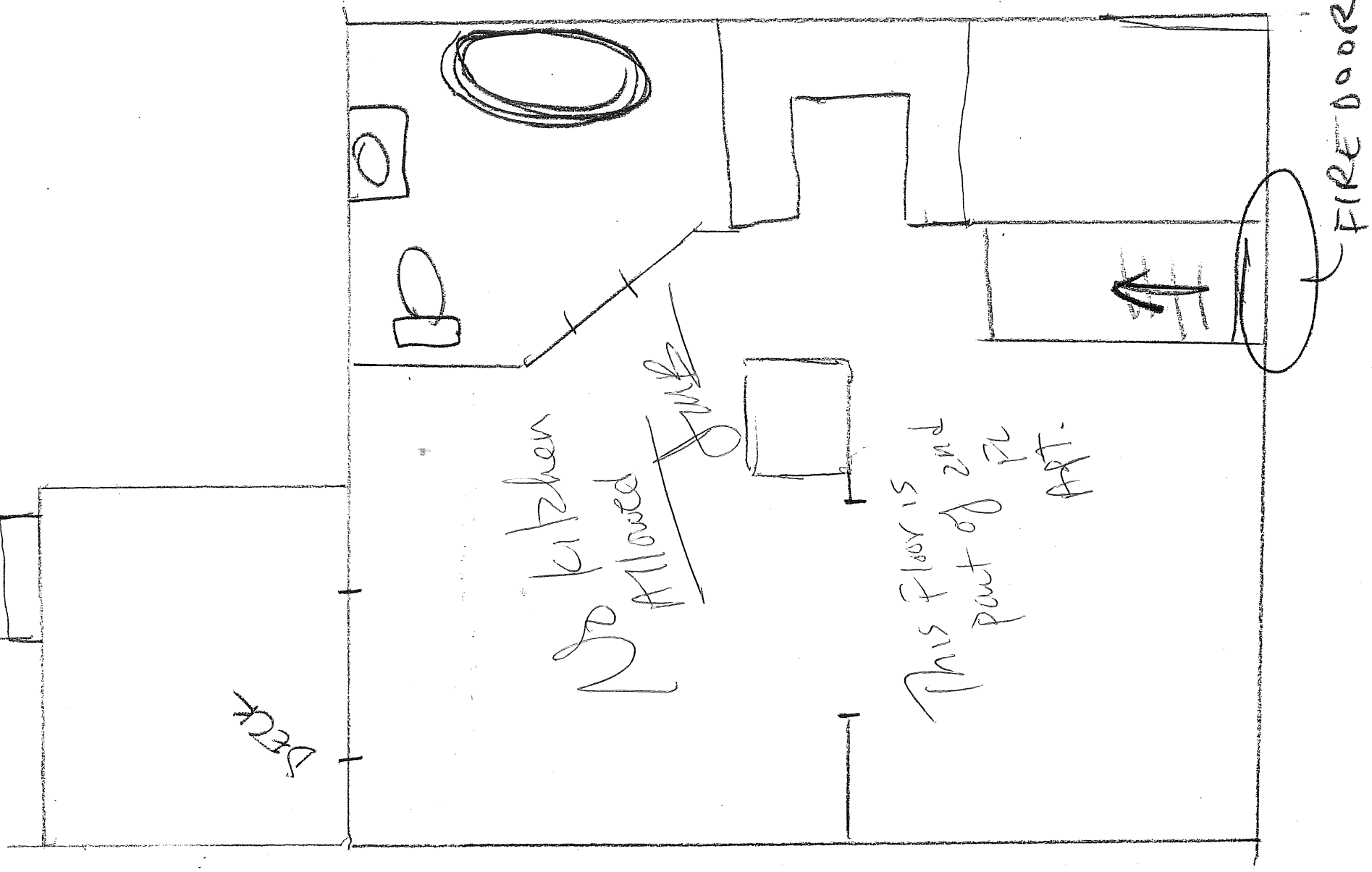
# 2ND FLOOR



# 3RD FLOOR



Not Allowed  
Per zoning



No kitchen  
Allowed

JUNK

This Floor is  
part of 2nd  
fl. ART.

FIRE DOOR

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

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

Job No: 2011-02-446-DUP (20111392)	Date Applied: 2/17/2011	CBL: 137 - - B - 003 - 001 - - - - -	
Location of Construction: 68 IRVING STREET	Owner Name: Justin M Fletcher	Owner Address: PO BOX 332 WESTBROOK, ME - MAINE 04098	Phone: 206-4088
Business Name:	Contractor Name: LAMB, JASON ARTHUR	Contractor Address: 55 HIGH ST WESTBROOKMAINE04092	Phone: 239-7700
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - HVAC	Zone: R-5
Past Use: Two family	Proposed Use: Two family – add 2Baxi Luna Boilers in basement	Cost of Work: 100.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group <i>R-3</i> Type: <i>HVAC</i>
		Signature:	Signature: <i>[Signature]</i>
Proposed Project Description: 68 Irving - HVAC		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	<b>Zoning Approval</b>		

SCANNED

<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><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/condition</i> <i>2/21/11 ASU</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:</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>ASU</i></p>
	<b>CERTIFICATION</b>		

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.

PERMIT ISSUED

MAR 22 2011

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS \_\_\_\_\_ DATE of Portland \_\_\_\_\_ PHONE \_\_\_\_\_



FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

PERMIT ISSUED

MAR 22 2011

City of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location / CBL 68 Irving St / Portland Use of Building 2 family Date 2/17/11  
 Name and address of owner of appliance Justin M. Fletcher 137-B-3  
68 Irving St, Portland  
 Installer's name and address Jason Lamb  
55 High Street, Westbrook, ME Telephone 207-239-7700

### Location of appliance:

- Basement  Floor  
 Attic  Roof

### Type of Fuel:

- Gas  Oil  Solid

Appliance Name: (2) Baxi Luna 3 Comfert

U.L. Approved  Yes  No

Will appliance be installed in accordance with the manufacture's installation instructions?  Yes  No

IF NO Explain: \_\_\_\_\_

### The Type of License of Installer:

- Master Plumber # MS9001285  
 Solid Fuel # \_\_\_\_\_  
 Oil # \_\_\_\_\_  
 Gas # PWT 7145  
 Other \_\_\_\_\_

### Type of Chimney:

- Masonry Lined  
 Factory built \_\_\_\_\_  
 Metal  
 Factory Built U.L. Listing # \_\_\_\_\_  
 Direct Vent  
 Type Co-Ax UL# \_\_\_\_\_

### Type of Fuel Tank

- Oil  
 Gas

Size of Tank \_\_\_\_\_ Dept. of Building Inspections  
City of Portland Maine

Number of Tanks \_\_\_\_\_

Distance from Tank to Center of Flame \_\_\_\_\_ feet.

Cost of Work: \$ 7,000

Permit Fee: \$ 100

RECEIVED

FEB 17 2011

### Approved

Fire: \_\_\_\_\_  
 Ele.: \_\_\_\_\_  
 Bldg.: \_\_\_\_\_

### Approved with Conditions

- See attached letter or requirement

Inspector's Signature

Date Approved

Signature of Installer

*[Handwritten Signature]*

White - Inspection    Yellow - File    Pink - Applicant's    Gold - Assessor's Copy

## 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.**

### 1. Final - Residential

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 OCCUOPIED.

PERMIT ISSUED

MAR 22 2011

City of Portland





# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-02-446-DUP

Located At: 68 IRVING

CBL: 137 - - B - 003 - 001 - - - -

## **Conditions of Approval:**

### **Zoning**

1. This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval. At this point there is an illegal unit in the attic of this property. The unit needs to be removed or legalized.

### **Building**

1. Equipment must be installed in compliance per the manufacturer's specifications
2. The appliance and venting shall be installed in accordance with the UL listing, IMC 2003 and NFPA 211
3. The installation must comply with the State of Maine gas regulations.

PERMIT ISSUED

MAR 22 2011

City of Portland

201-1392

**Job Summary Report**  
**Job ID: 2011-02-446-DUP**

Report generated on Feb 18, 2011 1:13:39 PM

<b>Job Type:</b>	Duplex	<b>Job Description:</b>	68 Irving	<b>Job Year:</b>	2011
<b>Building Job Status Code:</b>	In Review	<b>Pin Value:</b>	682	<b>Tenant Name:</b>	
<b>Job Application Date:</b>		<b>Public Building Flag:</b>	N	<b>Tenant Number:</b>	
<b>Estimated Value:</b>	500	<b>Square Footage:</b>			
<b>Related Parties:</b>		Justin Fletcher		<i>Property Owner</i>	
		JASON ARTHUR LAMB - JASON LAMB		<i>PLUMBING CONTRACTOR</i>	

**Job Charges**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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**Location ID: 20134**

**Location Details**

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
M39327	137 B 003 001		M				-70.28542	43.675067

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				68 IRVING STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
TWO FAMILY		NOT APPLICABLE					DISTRICT 5	DEERING-ROSEMONT

**Structure Details**

**Structure: 68-70 Irving St.**

**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Two Family Dwelling	0			68 IRVING STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference

User Defined Property	Value
Fire Repairs	1

**Permit #: 20111389**

**Permit Data**

**Job Summary Report**  
**Job ID: 2011-02-446-DUP**

Report generated on Feb 18, 2011 1:13:39 PM

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
20134	68-70 Irving St.	Initialized	Fire Blocking, handrails, fire doors			

Inspection Details						
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Job Valuation Fees	\$30.00							

**Permit #: 20111392**

Permit Data						
Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
20134	68-70 Irving St.	Initialized	2 Baxi Luna Boilers in basement			

Inspection Details						
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
HVAC Permit Fee	\$100.00							

NG  
5.62  
.72

# BAXI

## LUNA 3 COMFORT

High efficiency gas fired wall mounted combination boiler  
*Chaudière murale à gaz à rendement élevé*

**WARNING:** If the information in this manual is not followed exactly, a fire or explosion may result causing property damage, personal injury or death.

- Do not store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance.
- WHAT TO DO IF YOU SMELL GAS
  - Do not try to light any appliance.
  - Do not touch any electrical switch; do not use any phone in your building.
  - Immediately call your gas supplier from a neighbor's phone. Follow the gas supplier's instructions.
  - If you cannot reach your gas supplier, call the fire department.
- Installation and service must be performed by a qualified installer, service agency or the gas supplier.

**AVERTISSEMENT:** Assurez-vous de bien suivre les instructions données dans cette notice pour réduire au minimum le risque d'incendie ou d'explosion ou pour éviter tout dommage matériel, toute blessure ou la mort.

- Ne pas entreposer ni utiliser d'essence ou ni d'autres vapeurs ou liquides inflammables à proximité de cet appareil ou de tout autre appareil.
- QUE FAIRE SI VOUS SENTEZ UNE ODEUR DE GAZ
  - Ne pas tenter d'allumer d'appareil.
  - Ne touchez à aucun interrupteur; ne pas vous servir des téléphones se trouvant dans le bâtiment.
  - Appelez immédiatement votre fournisseur de gaz depuis un voisin.  
*Suivez les instructions du fournisseur.*
  - Si vous ne pouvez rejoindre le fournisseur, appelez le service des incendies.
- L'installation et l'entretien doivent être assurés par un installateur ou un service d'entretien qualifié ou par le fournisseur de gaz.

### Installation and servicing instructions *Notice d'installation et d'entretien*



**BAXI S.p.A.**, one of the leading European enterprises to produce central heating and hot water devices for domestic use (wall-mounted gaz-operated boilers, floor-standing boilers, electrical water-heaters and steel heating plates) has obtained the QSC certificate of conformity to the UNI EN ISO 9001 norms. This certificate guarantees that the Quality System applied at the **BAXI S.p.A.** factory in Bassano del Grappa, where your boiler was produced, meets the standards of the UNI EN ISO 9001 norm, which is the strictest and concerns all organization stages and operating personnel involved in the production and distribution processes.

**BAXI S.p.A.**, l'une des entreprises leader en Europe dans la production d'appareils de chauffage et sanitaires à usage domestique (chaudières murales à gaz, chaudières au sol, chauffe-eau électriques, plaques de chauffe en acier), a obtenu la certification CSQ de conformité aux normes UNI EN ISO 9001. Ce certificat assure que le Système de Qualité en usage aux usines **BAXI S.p.A.** de Bassano del Grappa, où l'on a produit cette chaudière, satisfait la plus sévère des normes - c'est-à-dire la UNI EN ISO 9001 - qui concerne tous les stades d'organisation et le personnel intéressé du procès de production et distribution.

right or left).

2. Measure the distance from the outside wall face to the elbow (Fig. 3). This dimension will be known as 'X'.
3. Taking the air intake (outer pipe), mark dimension 'X' as shown (Fig. 4). Measure the length of waste material, and transfer the dimension to the exhaust pipe (inner pipe (Fig. 4).
4. Remove the waste from both pipes. Ensure that the cut ends are square and free from burrs.
5. Remove the flue elbow from the adaptor.

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**IMPORTANT:** Check all measurements before cutting. Clearance to combustible materials when using concentric system is zero.

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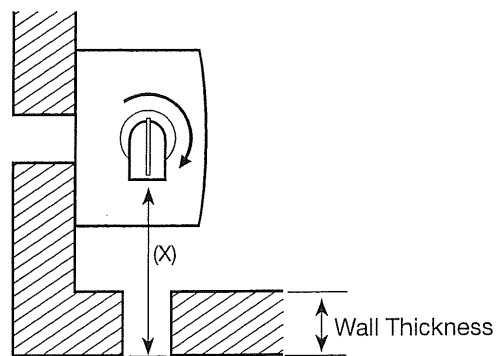
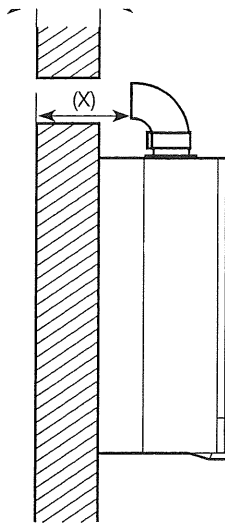


Fig. 3

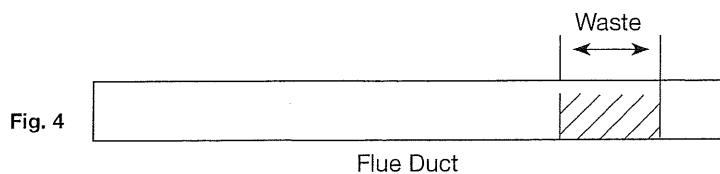
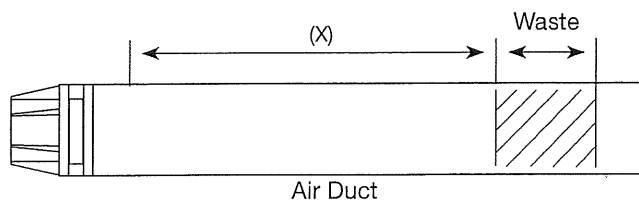


Fig. 4

1. The Baxi boiler can be fitted with flue systems as illustrated.
2. The standard flue supplied with the boiler is suitable only for horizontal applications.
3. The maximum flue lengths are:

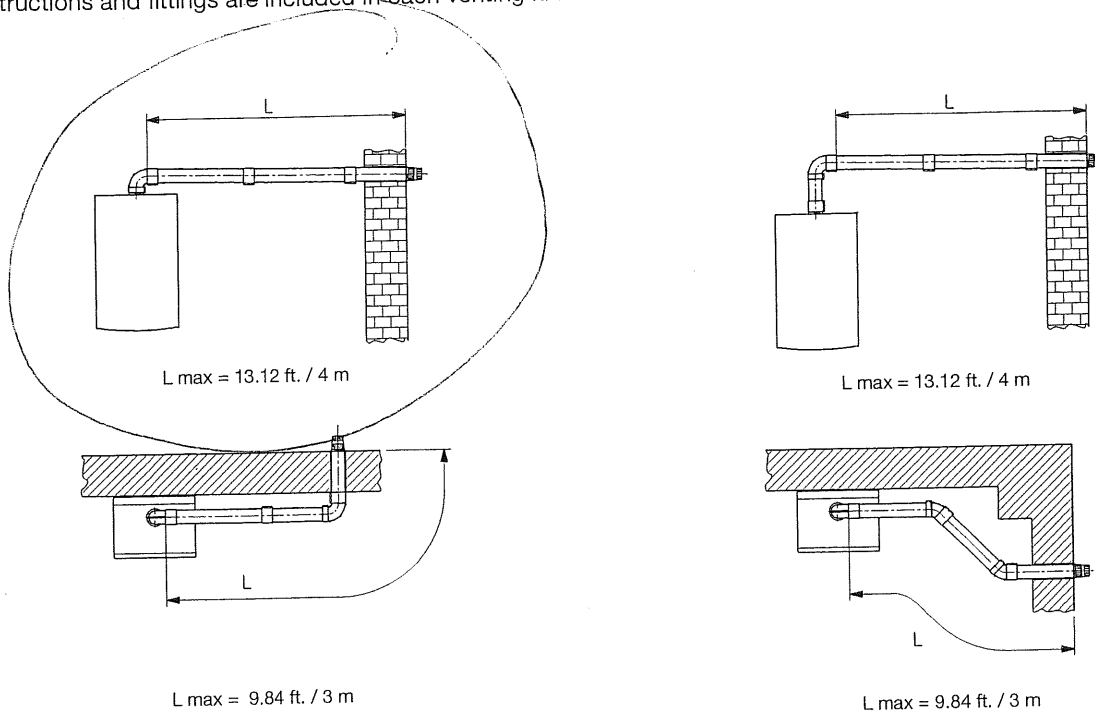
Concentric (coaxial): 13.12 ft./4 m  
 Vertical: 13.12 ft./4 m

4. Any additional "in line" elbows in the flue system must be taken into consideration.  
 Their equivalent lengths are:-  
 Concentric (Coaxial) Pipes:

45° bend: 1.64 ft./0.5 m  
 90° bend: 0.82 ft./1.0 m

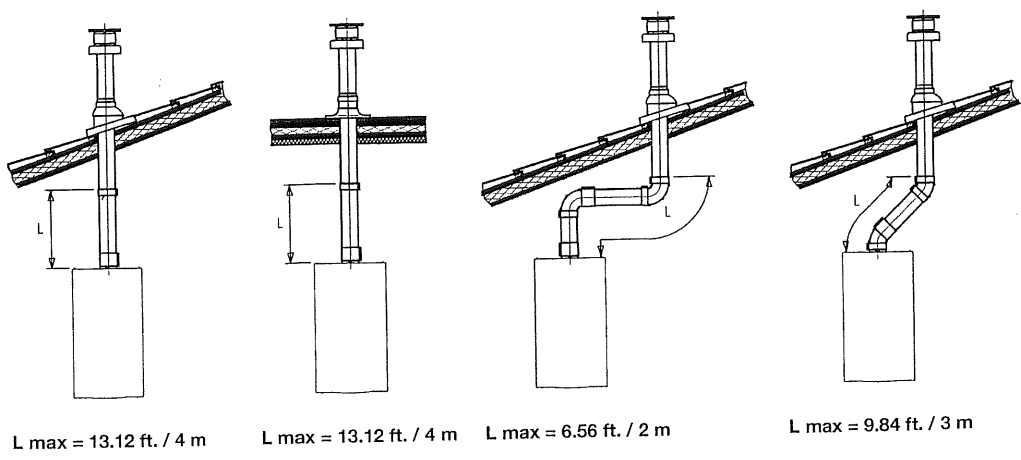
**NOTE:** The elbow supplied with the standard horizontal flue is not included in any equivalent length calculations

5. The illustrations below show examples of maximum equivalent lengths.
6. Instructions and fittings are included in each venting kit.



0512\_2001

Fig. 9a



0503\_0908/CG1641



# CITY OF PORTLAND, MAINE

## Division of Building Inspections

### Original Receipt

2.17. 2011

Received from Justin Fletcher

Location of Work 68 Irving

Cost of Construction \$ \_\_\_\_\_ Building Fee \$ \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee \$ \_\_\_\_\_

Certificate of Occupancy Fee \$ \_\_\_\_\_

**Total:** 100

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

Other \_\_\_\_\_

CBL: 137-B-3

Check #: CU Total Collected 100

**No work is to be started until permit issued.**

**Please keep original receipt for you records.**

Taken by: [Signature]