

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that **MOODY STREET DEVELOPMENT/
JOE MCGONIGEL**

Located At **16 AUSTIN ST**

CBL: **140- F-021-001**

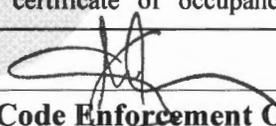
Job ID: **2012-10-5268-ALTR**

has permission for **INTERIOR RENOVATIONS KITCHEN, BATHROOMS, AND BASEMENT** 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


11/09/2012
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.**

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

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-10-5268-ALTR

Located At: 16 AUSTIN ST

CBL: 140- F-021-001

Conditions of Approval:

Zoning

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 permit is being issued for internal work within the existing structure. The distances given on the plot plan for setbacks are not accurate as to the location of the house on the lot.

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. 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.
2. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
3. Renovations of residential dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

Fire

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery backup are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
 - a. Contractor states renovation of the existing structure plus addition will not exceed 50% of the completed structure.
 - b. Capt. Pirone did make it clear to the owner and GC that anytime upon inspection if renovation of the existing structure plus addition does exceed 50% a sprinkler system will be required.

R-3

2012 10 5268 60



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>16 Austin Street</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>9027</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>140-F-21</u>	Applicant: (must be owner, lessee or buyer) Name <u>MOOAY ST Development</u> <u>Joe McGonigal</u> Address <u>57 Mackworth St</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>749-7388</u>
Lessee/DBA RECEIVED OCT 24 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>25,000.00</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>1,270.00</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>AD STRUCTURAL</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Replace kitchen cabinets + counters / Re Sheetrock ceilings + basement</u> <u>Retile + change out Bath fixtures ADD lighting to kitchen + basement</u>		
Contractor's name: <u>Joe McGonigal</u> Email: _____ Address: <u>57 Mackworth St Portland</u> City, State & Zip: <u>Portland 04103</u> Telephone: <u>749-7388</u> Who should we contact when the permit is ready: <u>Joe McGonigal</u> Telephone: _____ Mailing address: <u>57 Mackworth St Portland</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.

Signature: [Signature] Date: 10/23/12

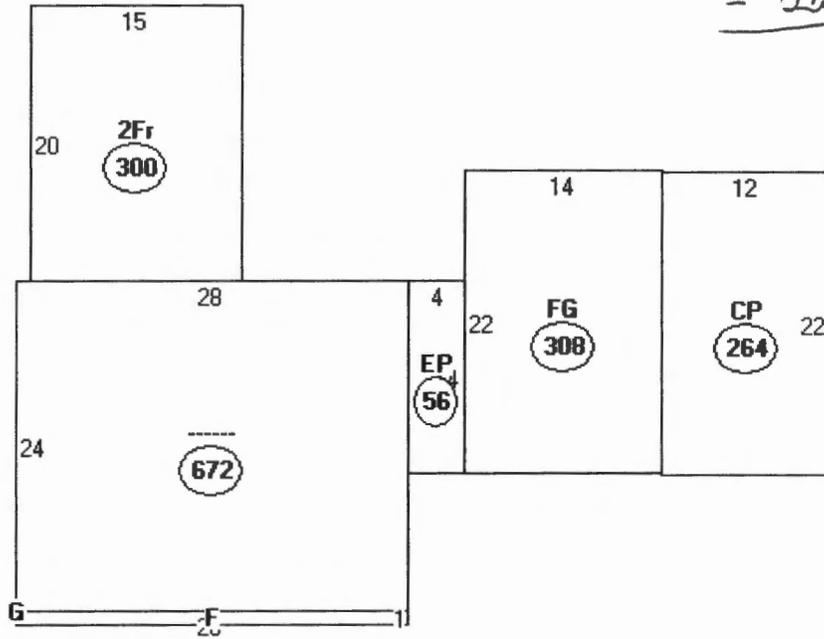
This is not a permit; you may not commence ANY work until the permit is issued

75 FT
↑

49' @ max
lot is 113' deep

113
- 20
- ~~20~~ 24
- 20

* 15 FT ←



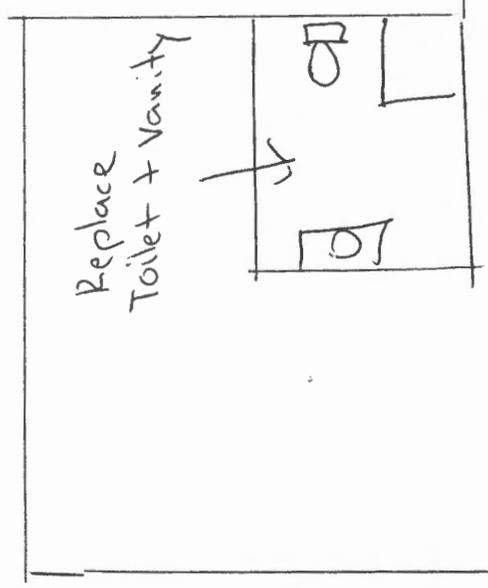
* → 30 FT

* side setbacks not accurate

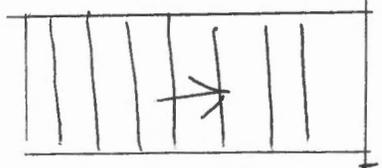
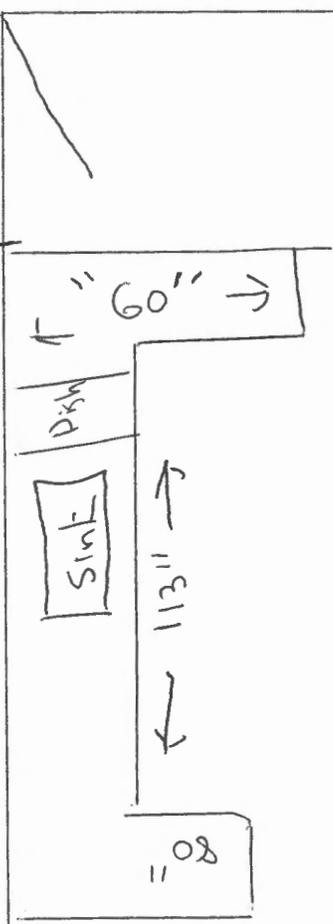
lot 90' wide - subtract 24 + 4 + 14 + 12 = 54

90 - 54 = 36' of side setbacks to 1/2

- Replace existing cabinets in Kitchen
- Replace Sink + Dishwasher
- Replace kitchen Ceiling For lighting For Electrician



Replace 36" Door



Replace 36" Door

Replace 36" Double

Replace 3 existing Windows with exact same size

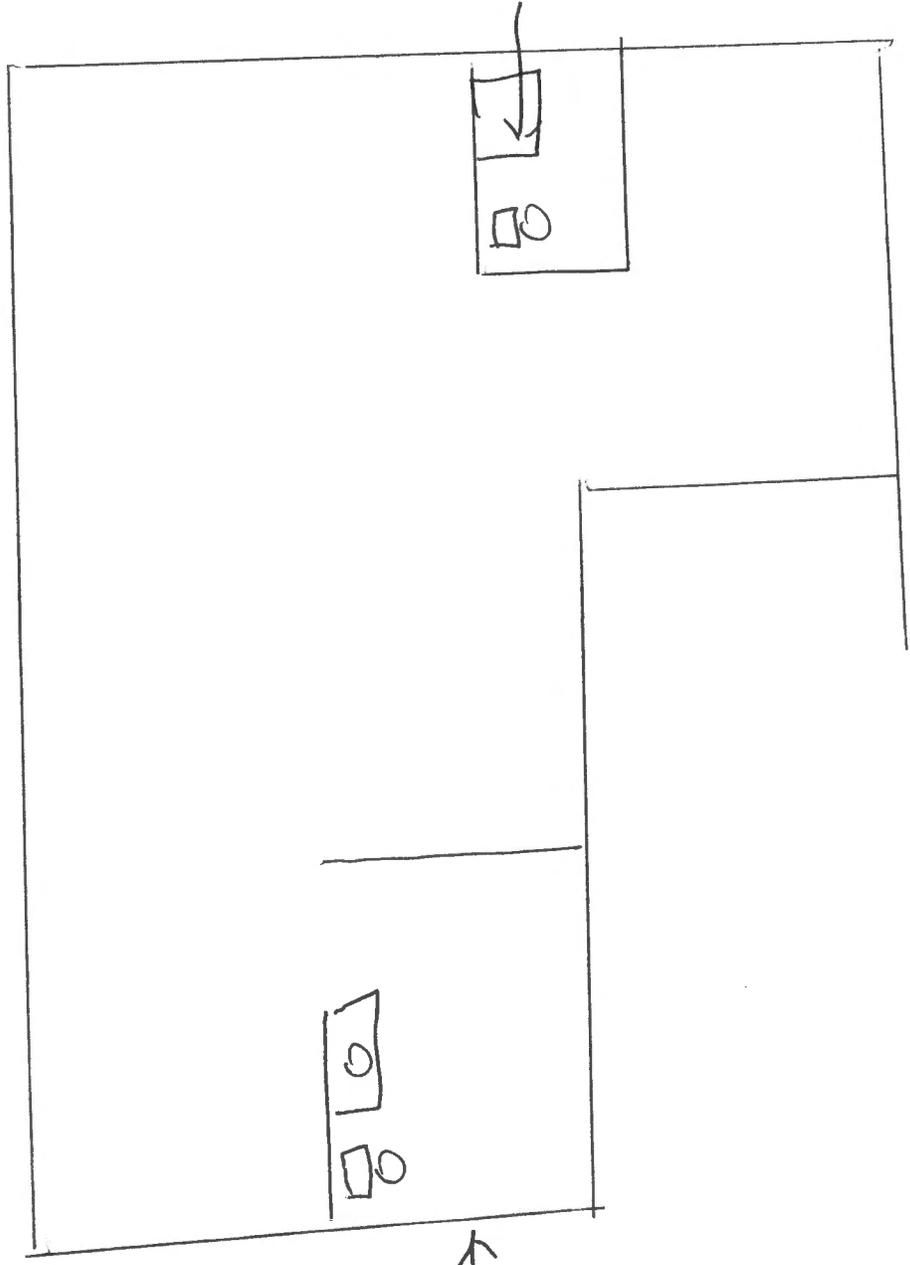


32

42

32

2nd Floor



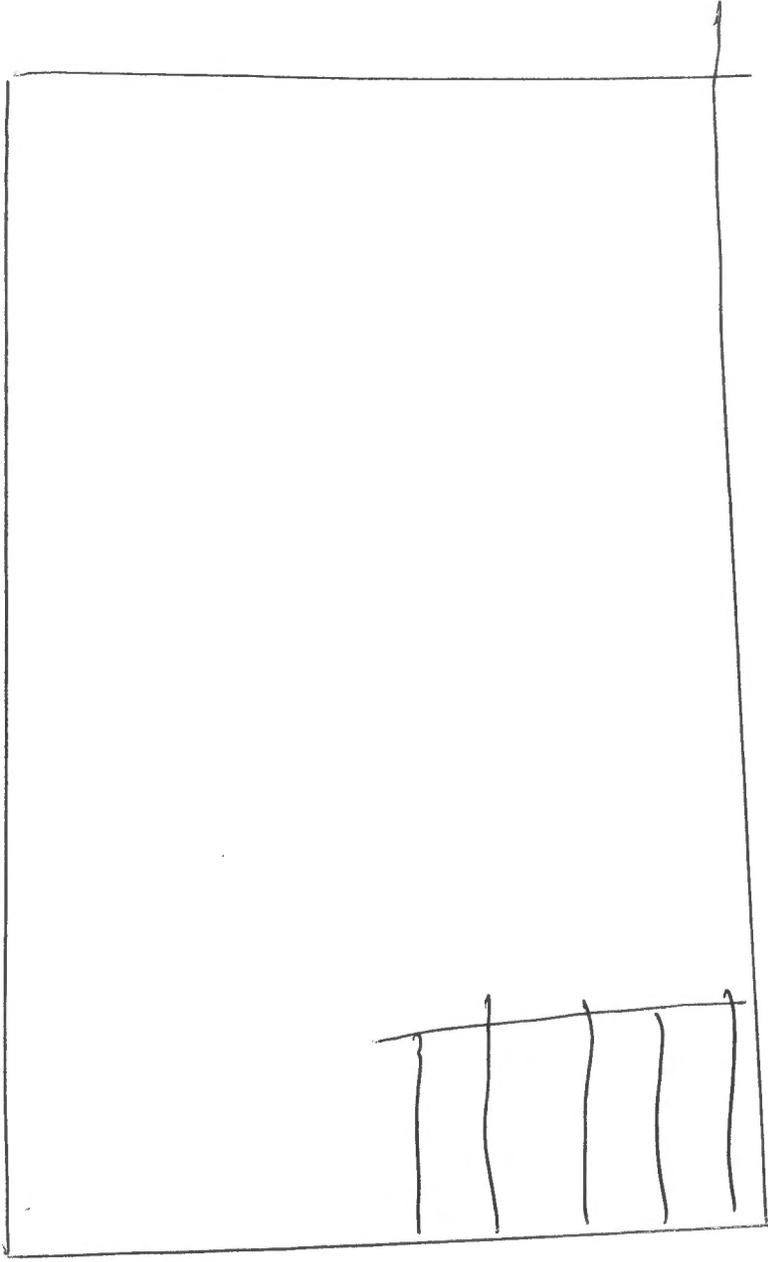
Replace
Vanity
+
Toilet



Replace Toilet
+
Vanity



Basement



Replace Sheet rock
For electrical access to First
Floor kitchen



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Receipts Details:

Tender Information: Check , BusinessName: mastercard, Check Number: 25431

Tender Amount: 220.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 10/25/2012

Receipt Number: 49655

Receipt Details:

Referance ID:	8517	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	220.00	Charge Amount:	220.00
Job ID: Job ID: 2012-10-5268-ALTR - Replace cabinets/counter, sheetrock basement			
Additional Comments: 16 Austin St.			

Thank You for your Payment!



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Receipts Details:

Tender Information: Cash
Tender Amount: 50.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 10/24/2012
Receipt Number: 49621

Receipt Details:

Referance ID:	8517	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-10-5268-ALTR - Replace cabinets/counter, sheetrock basement			
Additional Comments: 16 austin St. / Joe McGonigel			

Thank You for your Payment!