

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that ELIZABETH MELLINO

Located At 960 FOREST AVE

Job ID: 2012-01-3098-ALTCOMM

CBL: 143- B-003-001

has permission to Repair after fire, 2nd floor interior finishes, and replace all windows and exterior doors in building 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] 2/7/12

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

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2012-01-3098-ALTCOMM

Located At: 960 FOREST AVE

CBL: 143-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 three family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This permit is being issued for new windows and doors and remodeling the second floor. The plot plan shows a deck and shed on the left side in the rear. Neither the deck nor the shed are permitted. The owner has thirty days from the issuance of the building permit to apply for permits for the deck and the shed or remove them.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. 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.
4. All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of IBC and R317.3.1.2 of the IRC.
5. 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.
6. 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

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. Notification: Two means of egress are required from every story. "MRSA Title 25 § 2453"
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

RP (R.S.)
Legal (3)

2012 013098

66



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>960-962 Forest Ave Portland Me 04103</u>		
Total Square Footage of Proposed Structure/Area <u>1048 2nd Floor</u>	Square Footage of Lot <u>5982</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>143 B003 001</u>	Applicant: (must be owner, lessee or buyer) Name <u>Elizabeth Melino</u> Address <u>960 Forest Ave</u> City, State & Zip <u>Portland, Me 04103</u>	Telephone: <u>615-7197</u>
Lessee/DBA	Owner: (if different from applicant) Name <u>Elizabeth Melino</u> Address City, State & Zip	Cost of Work: \$ <u>10000</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$ <u>190.00</u>
Current legal use (i.e. single family) <u>3 Family</u> Number of Residential Units _____		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>same</u>		
Is property part of a subdivision? <u>no</u> If yes, please name _____		
Project description: <u>New windows then out only replace mantels new doors exterior 2nd floor remodel / fire smoke boot valves new Corings Taints heat</u>		
Contractor's name: <u>Aveill Construction</u> Email _____		
Address: <u>22 Washington Ave</u>		
City, State & Zip <u>South Portland, Maine 04106</u>		Telephone: <u>409-0787</u>
Who should we contact when the permit is ready: <u>Jeff Aveill</u>		Telephone: <u>409-0787</u>
Mailing address: <u>22 Washington Avenue South Portland ME</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: Jeffrey Aveill Date: Jan 12, 2012

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

RECEIVED

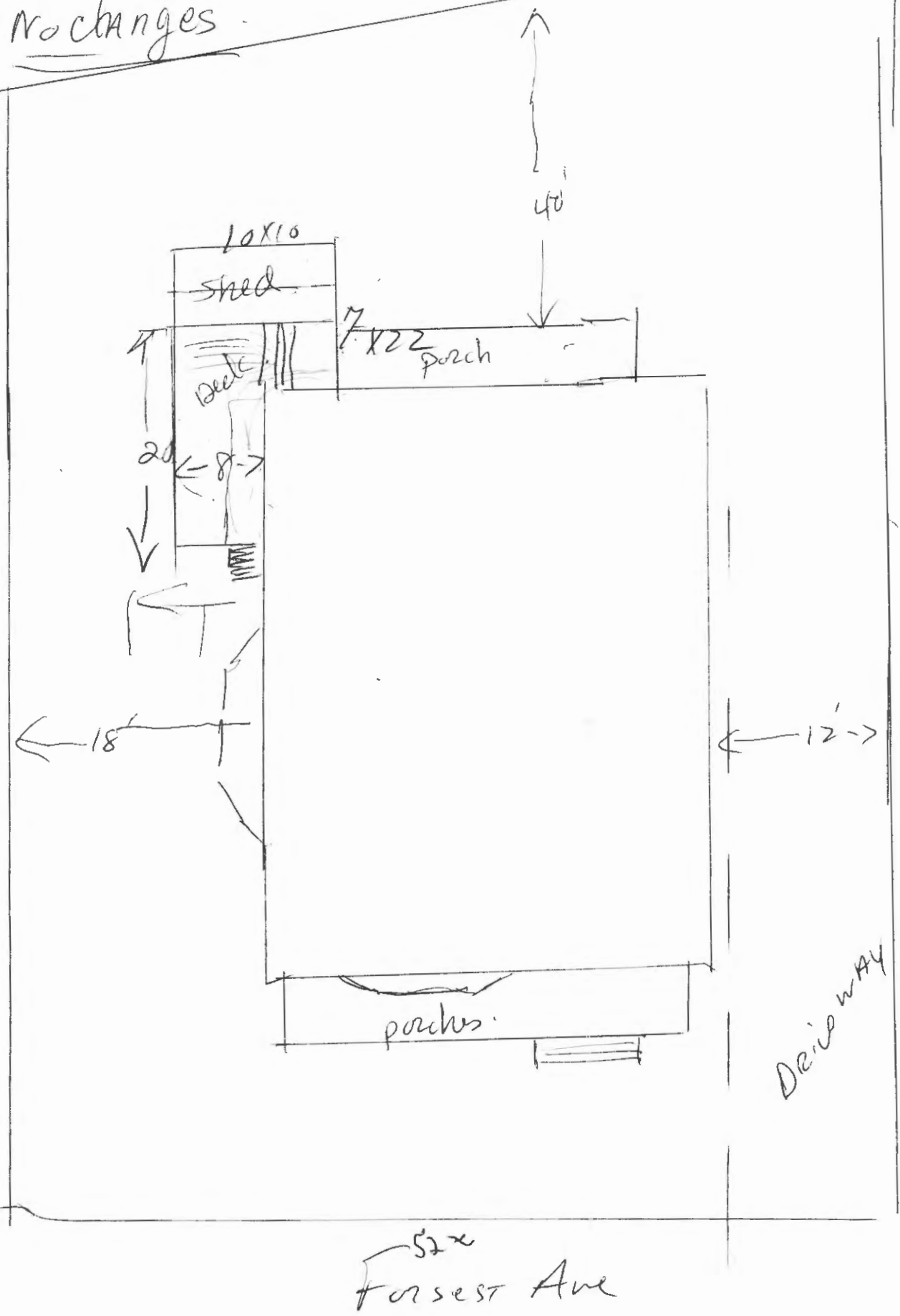
(Electrical pre Inspection on 1-18)
Heat And Plumbing next
1-14 CONTRACTOR

JAN 13 2012

Dept. of Building Inspections
City of Portland Maine

960-962 Forest Ave
Plot P1AW

Proposed No changes



36 windows - Replacements

22 @ $3\frac{1}{2} \times 60\frac{1}{2}$

2 @ $33\frac{1}{2} \times 60\frac{1}{2}$

8 @ $29\frac{3}{4} \times 44\frac{3}{4}$

~~4~~ @ $31\frac{1}{2} \times 40\frac{3}{4}$

Doors:

4 @ $2'8" \times 6'8"$ Fiberglass

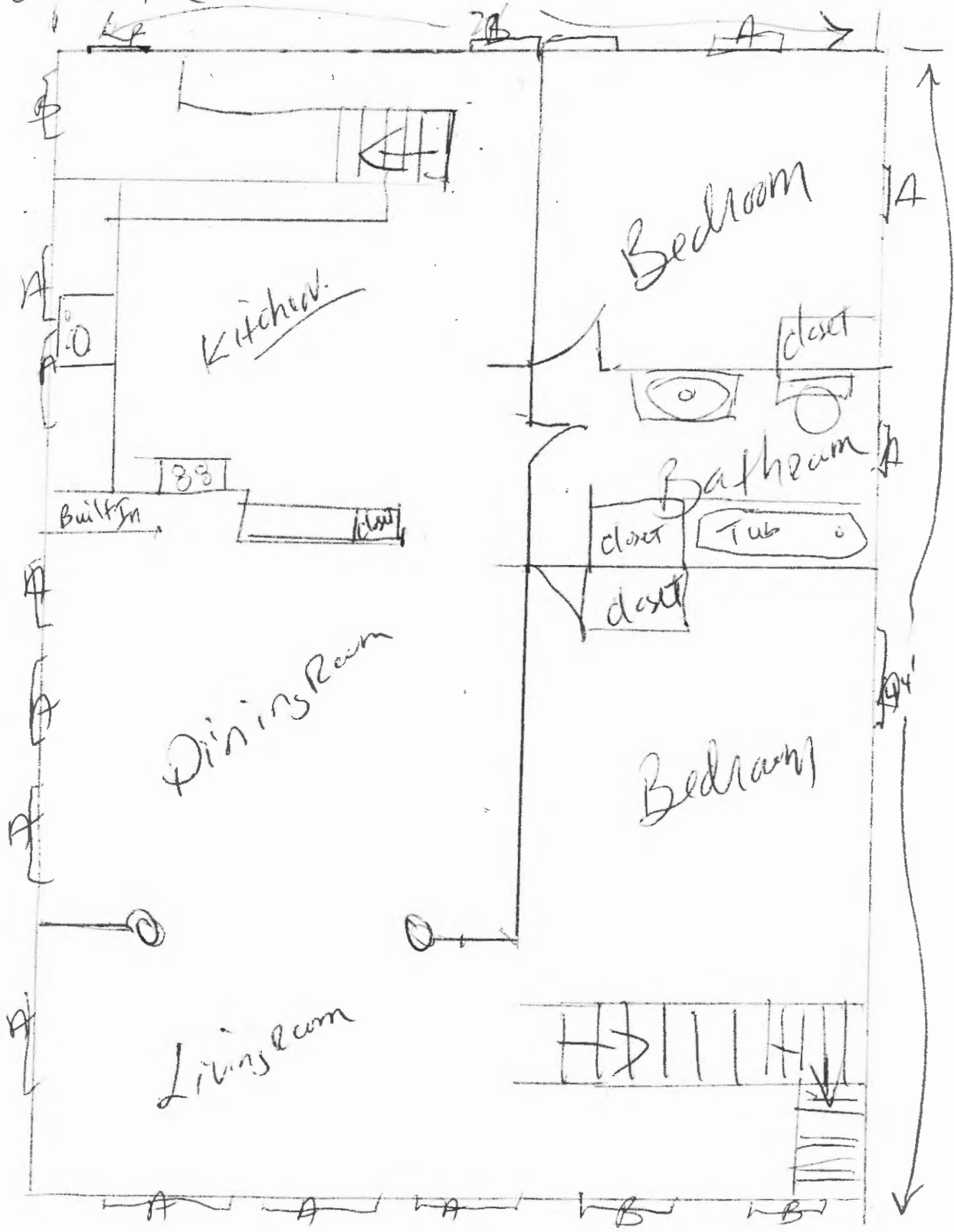
Exterior -

Replacement Doors.

2 @ $3'0" \times 7'0"$ steel.

~~3~~ - ~~2~~

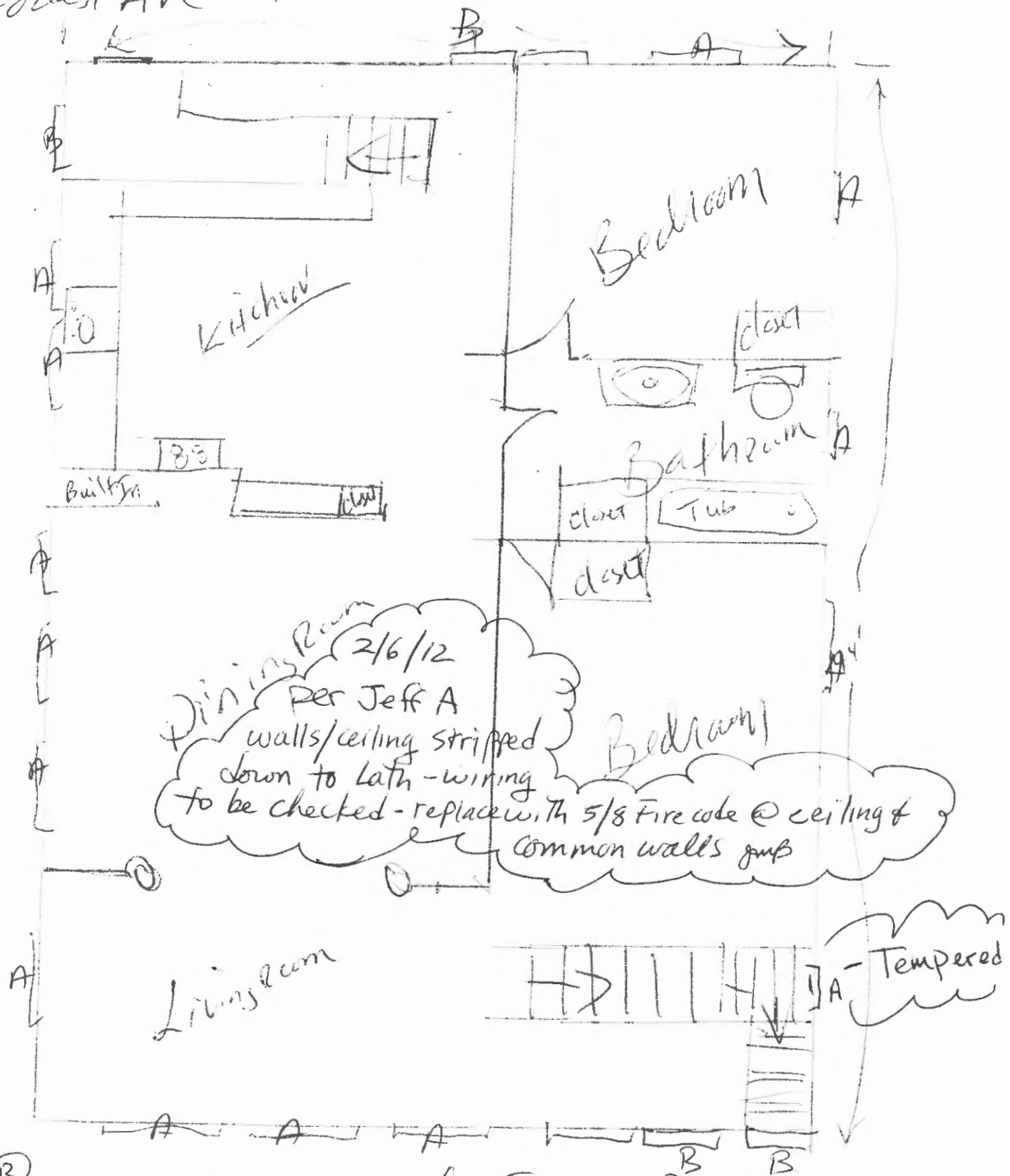
9600 Forest Ave 2nd Floor Floor Plan



Existing Floor Plan

960
Forest Ave

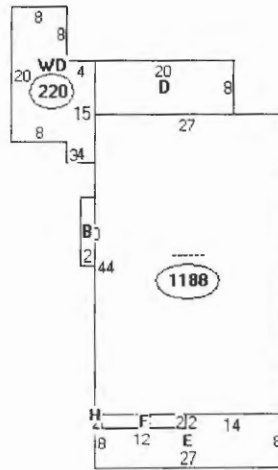
2nd Floor Floor Plan



Doors (B)
Windows (A)

Proposed Floor Plan

No Change



Descriptor/Area

- A: ----
1188 sqft
- B: 2FBAY/B
20 sqft
- C: wD
220 sqft
- D: wD/2sDP
160 sqft
- E: OP/DP
192 sqft
- F: 2FBAY/B
24 sqft
- G: RG1
324 sqft
- H: RS1
80 sqft

BUYER / SELLER CERTIFICATION

Borrower: Elizabeth A. Mellino
Seller: Federal National Mortgage Association
Lender: Residential Mortgage Services, Inc.
Settlement Agent: H & D Title & Closing Services, LLC
(207)775-0900
Place of Settlement: 32 Atlantic Place
South Portland, ME 04106
Settlement Date: January 4, 2012
Property Location: 960 Forest Avenue
Portland, ME 04103
Cumberland County, Maine

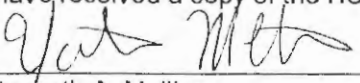
960
Forest AVE
Proof of ownership

The Buyer and Seller this date have checked, reviewed and approved the figures appearing on the Disclosure/Settlement Statement (Statement of Actual Costs), consisting of three (3) pages. Buyer acknowledges receipt of the payment of the loan proceeds in full, and Seller acknowledges payment in full of the proceeds due Seller from the settlement.

The Buyer and Seller understand that the tax prorations shown on the Settlement Statement are OR MAY BE BASED ON PRIOR YEAR FIGURES AND MAY BE SUBJECT TO CHANGE. The Buyer and Seller agree to adjust the tax prorations shown on the Settlement Statement when the actual advalorem tax bill is rendered. Seller agrees to forward the next tax bill to Buyer immediately upon receipt of the bill from the tax office. Buyer understands that the next tax bill (even though in the name of the Seller) is the responsibility of the Buyer.

As part of the consideration of this sale, the contract between the parties is by reference incorporated herein and made a part hereof; the terms and conditions contained therein shall survive the closing and shall not merge upon the delivery of the warranty deed.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.


Elizabeth A. Mellino


Federal National Mortgage Association
BY: _____

RECEIVED

JAN 17 2012

Dept. of Building Inspections
City of Portland Maine

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.


H & D Title & Closing Services, LLC
Settlement Agent



Certificate of Occupancy



CITY OF PORTLAND, MAINE

**Department of Planning and Urban Development
Building Inspections Division**

Location: 960 FOREST AVE

CBL: 143- B-003-001

Issued to: ELIZABETH A MELLINO

Date Issued: 5/15/2012

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. 2012-01-3098-ALTCOMM, 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.

PORITION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

USE GROUP R-2
TYPE 5-B
IBC/2009

Approved:
5-15-2012

(Date) *Don McKeown*
Inspector

[Signature]
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.



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 960 FOREST AVE

CBL: 143- B-003-00

Issued to: ELIZABETH A MELLINO

Date Issued: 5/17/2012

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PORTION OF BUILDING OR PREMISES

2nd AND 3rd FLOORS

APPROVED OCCUPANCY

USE GROUP E-2, TYPE 5-B, IBC 2009

Limiting Conditions: This Temporary Certificate of Occupancy expires on June 1, 2012, pending approval by the electrical inspector.

Approved: [Signature]
5-1-2012
(Date) Inspector

[Signature]
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.

TEMPORARY