

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

### BUILDING PERMIT

Permit Number: 101413

## PERMIT ISSUED

This is to certify that NEVERS KAREN/Alex Rose  
has permission to install a gas Arta Adirondack fireplace & remove 2 side windows and replace w/ 2 smaller windows  
AT 1152 WASHINGTON AVE City of Portland 153 B011001  
NOV 30 2010

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 laid or other work is done 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. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 10-1413	Issue Date:	UBL: 153 B011001
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Location of Construction: 1152 WASHINGTON AVE	Owner Name: NEVERS KAREN	Owner Address: 1152 WASHINGTON AVE	Phone:
Business Name:	Contractor Name: Alex Rose	Contractor Address: 107 Hallowell Road North Yarmouth	Phone: 2073195499
Lessee/Buyer's Name	Phone:	Permit Type: HVAC	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - install a gas Arta Adirondack fireplace & remove 3 large windows and replace w/ 2 smaller windows	Permit Fee: \$80.00	Cost of Work: \$6,000.00	CEO District: 4
		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type 50 Maine Gov. Reg.	

Proposed Project Description: install a gas Arta Adirondack fireplace & remove 3 large windows and replace w/ 2 smaller windows	Signature:	Signature:
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: 11/12/2010	<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..

**Special Zone or Review:**

Shoreland

Wetland

Flood Zone

Subdivision

Site Plan

Maj  Minor  MM

*Ok w/ condition*  
Date: 11/15/10 *ARM*

**Zoning Appeal**

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Date:

**Historic Preservation**

Not in District or Landmark

Does Not Require Review

Requires Review

Approved

Approved w/Conditions

Denied

*ARM*  
Date:

**PERMIT ISSUED**

NOV 30 2010

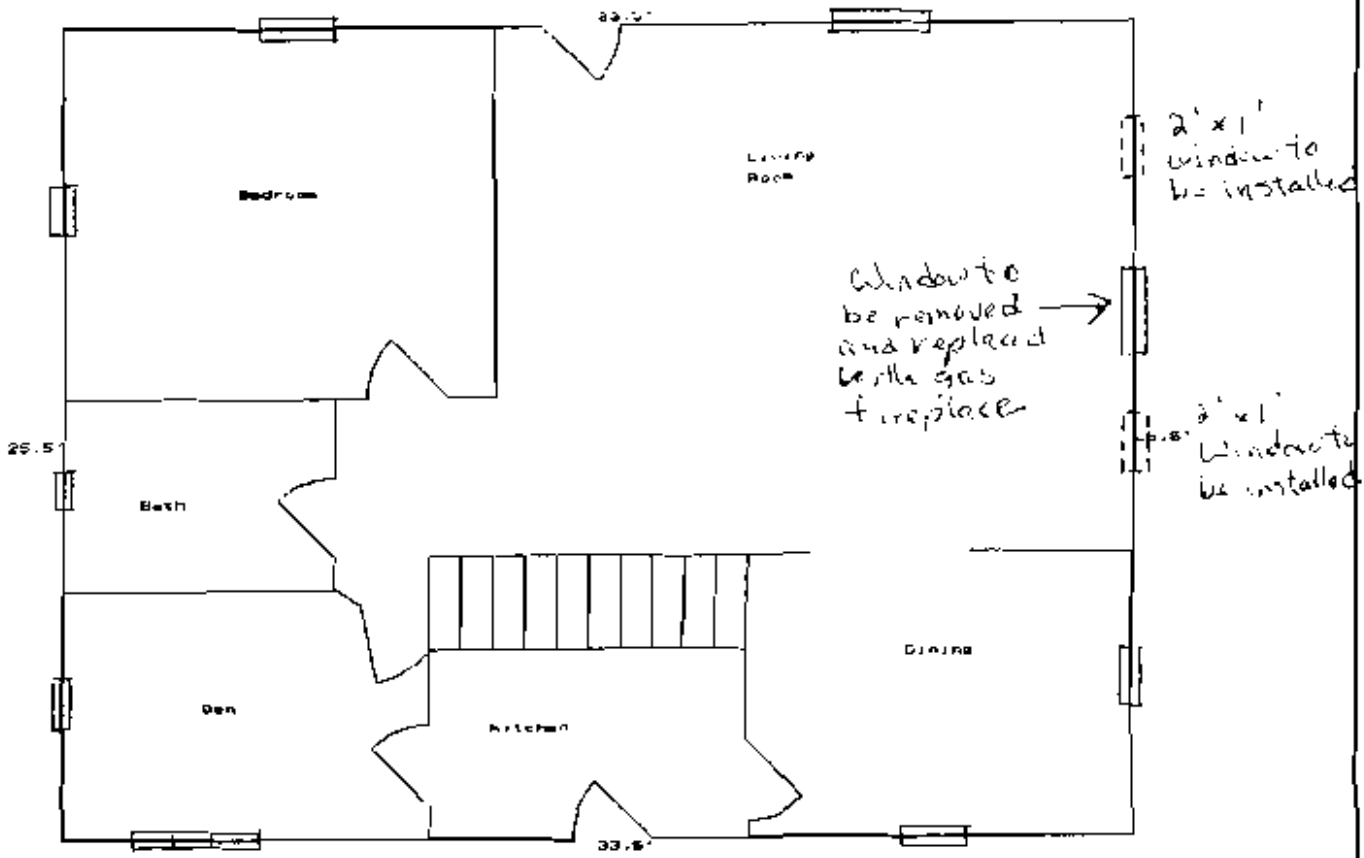
City of Portland

**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.

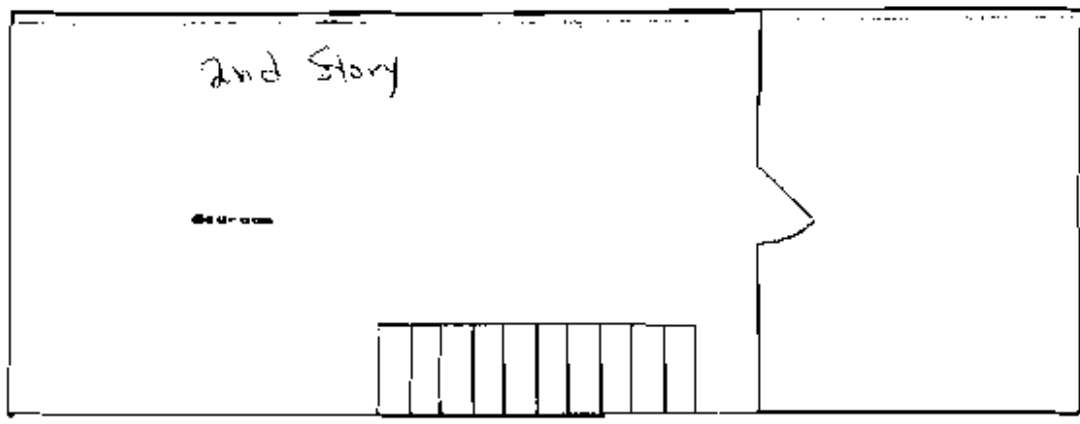
SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

Karen Nevers  
 115d Washington Avenue



Measurements  
 33.5' x 26.5' =  
 First floor

Total  
 878.6'  
 854.2'



Measurements  
 33.5' x 23.0' =  
 Second floor

Total  
 770.5'  
 732.5'



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

11.12 2010

Received from Alber King

Location of Work 112 West 4th Ave

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

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

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 80

Building (1L)  Plumbing (1S)  Electrical (1E)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 153-B-11

Check #: 4917 Total Collected \$ 80

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

Taken by: S. [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit 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 Inspection 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 with construction.**

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

  X   Final inspection required 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 OR 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.**

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

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

<b>Permit No:</b> 10-1413	<b>Date Applied For:</b> 11/12/2010	<b>CBL:</b> 153 B011001
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<b>Location of Construction:</b> 1152 WASHINGTON AVE	<b>Owner Name:</b> NEVERS KAREN	<b>Owner Address:</b> 1152 WASHINGTON AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Alex Rose	<b>Contractor Address:</b> 107 Hallowell Road North Yarmouth	<b>Phone:</b> (207) 319-5499
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> HVAC	

<b>Proposed Use:</b> Single Family Home - install a gas Arta Adirondack fireplace & remove 1 large window and replace w/ 2 smaller windows	<b>Proposed Project Description:</b> install a gas Arta Adirondack fireplace & remove 1 large window and replace w/ 2 smaller windows
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 11/15/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
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 approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jonathan Rioux	<b>Approval Date:</b> 11/30/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
2) Maintain proper setback(s) from property lines/buildings and proper clearances from verticle openings when direct venting.			
3) This appliance/stove shall be installed, operated and maintained per the manufacturers specifications and the UL listing			
4) The installation must comply with the State of Maine Gas Regulations.			

**Comments:**  
11/24/2010-jrioux: Lic. Gas Tech. Will submit HVAC applications.

**PERMIT ISSUED**  
 NOV 30 2010  
 City of Portland



FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

PERMIT ISSUED

NOV 30 2010

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 \_\_\_\_\_ Use of Building Single Family Date \_\_\_\_\_  
 Name and address of owner of appliance Karen Nevers  
1152 Washington Avenue, Portland, ME 04103  
 Installer's name and address Richard Hobbart - Frost N Flame  
621 Main St Gorham Me 04038 Telephone 856-2000

### Location of appliance:

- Basement  Floor  
 Attic  Roof

### Type of Fuel:

- Gas  Oil  Solid

Appliance Name: Jotul Firelight

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 # \_\_\_\_\_  
 Solid Fuel # \_\_\_\_\_  
 Oil # \_\_\_\_\_  
 Gas # PNT5055  
 Other \_\_\_\_\_

### Type of Chimney:

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

### Type of Fuel Tank

- Oil  
 Gas Natural

Size of Tank \_\_\_\_\_

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

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

Cost of Work: \$ 4351<sup>10</sup>

Permit Fee: \$ \_\_\_\_\_

### Approved

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

### Approved with Conditions

- See attached letter or requirement

Inspector's Signature \_\_\_\_\_

Date Approved \_\_\_\_\_

Signature of Installer \_\_\_\_\_

Richard Hobbart

White - Inspection

Yellow - File

Pink - Applicant's

Gold - Assessor's Copy



# 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>1152 Washington Avenue, Portland</u>		
Total Square Footage of Proposed Structure/Area <u>229.13 sq. ft</u>	Square Footage of Lot	Number of Stories <u>1.5</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>153 - B - 11</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Karen Nevers</u> Address <u>1152 Washington Avenue</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>H-878-8204</u> <u>Cell-653-9505 *</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>6,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>80</u>
Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Single family residence</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Remove side window in livingroom and install a fireplace and two small windows to the left and right of the fireplace and bookshelves below the windows. The fireplace will be direct vent.</u>		
Contractor's name: <u>Alex Rose</u>		
Address: <u>107 Hallowell Rd, No. Yarmouth</u>		
City, State & Zip: <u>No. Yarmouth, ME</u>		Telephone: <u>319-5499</u>
Who should we contact when the permit is ready: <u>Karen Nevers</u>		Telephone: <u>878-8204</u>
Mailing address: <u>1152 Washington Avenue, Portland, ME 04103</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.

RECEIVED

Signature:	Date: <u>11/12/2010</u>	NOV 12 2010
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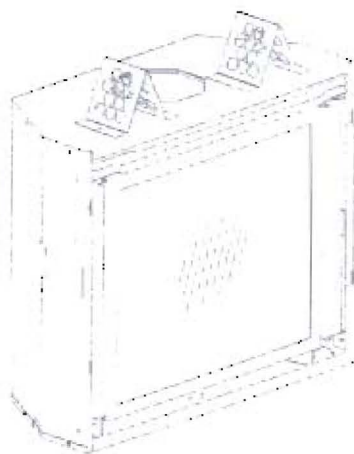
This is not a permit; you may not commence ANY work until the permit is issued.

Dept. of Building Inspections  
City of Portland Maine





**Atra GZ 450 DV**  
**Direct Vent Gas Fireplace**



## Installation Manual

for the

# Atra Adirondack GZ 450 DV Fireplaces

**CAUTION:** THESE INSTRUCTIONS ARE TO REMAIN WITH THE HOMEOWNER.

**WARNING:** If the information in these instructions is not followed exactly, a fire or explosion may result causing property damage, personal injury or loss of life.

- 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 instruction.
  - 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.
- In the Commonwealth of Massachusetts, a carbon monoxide (CO) detector shall be installed in the same room as the appliance.

**ATTENTION :** CES INSTRUCTIONS DOIVENT DEMURER AVEC LE PROPRIÉTAIRE D'UNE MAISON.

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

### 4.4 Vent Framing Clearances

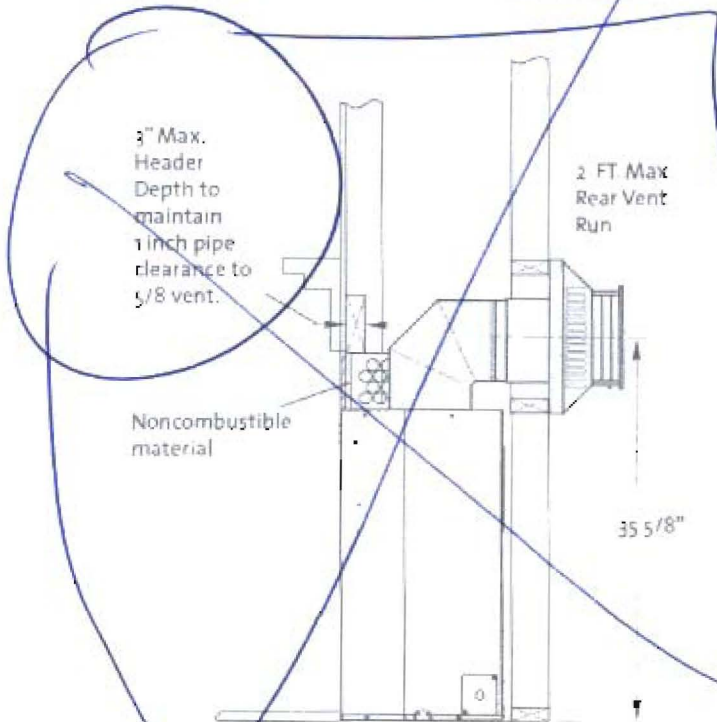


Figure 11. 5/8 Horizontal termination with minimum vertical rise. Note pipe clearance from combustible header framing.

**NOTE: FOR SUPERIOR FLAME PRESENTATION WITH MINIMUM VENT TO A REAR TERMINATION, A TOP-EXIT CONFIGURATION IS RECOMMENDED.**

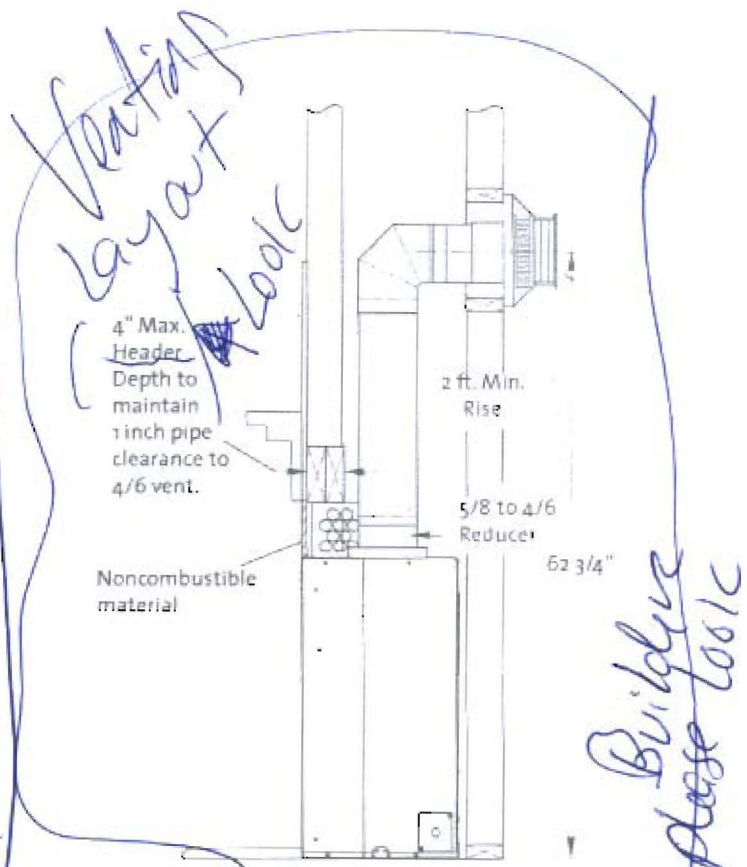


Figure 12. 4/6 Horizontal termination with 2 ft. minimum vertical rise. Note pipe clearance from combustible header framing.

**Minimum Clearances from the Vent Pipe to Combustible Materials:**

**Horizontal Run:**

- Off the top of the vent pipe - 2" (51 mm)
- Off the sides and bottom - 1" (25 mm)

**Vertical Run:**

- All sides - 1" (25 mm)

Figure 13. Local codes may require a listed wall thimble be installed according to manufacturer's instructions. Dimensions may vary by manufacturer.

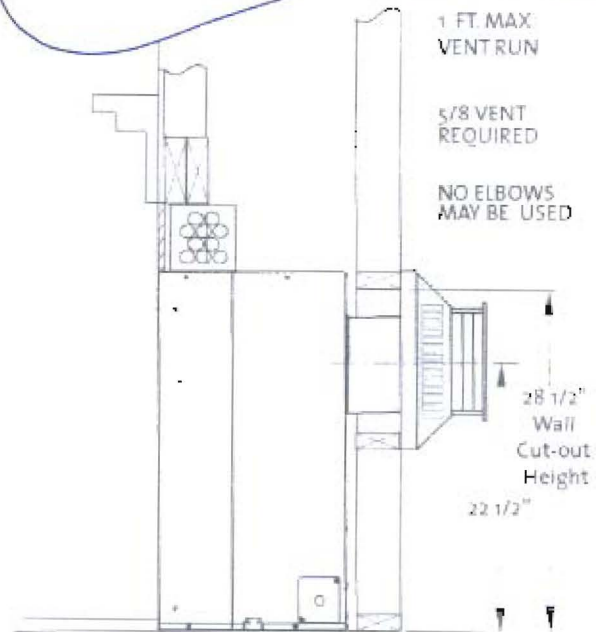
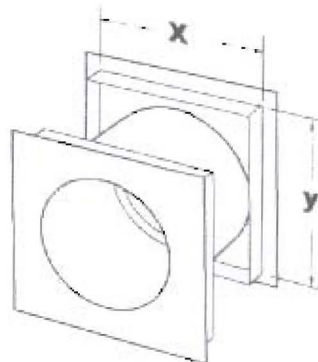


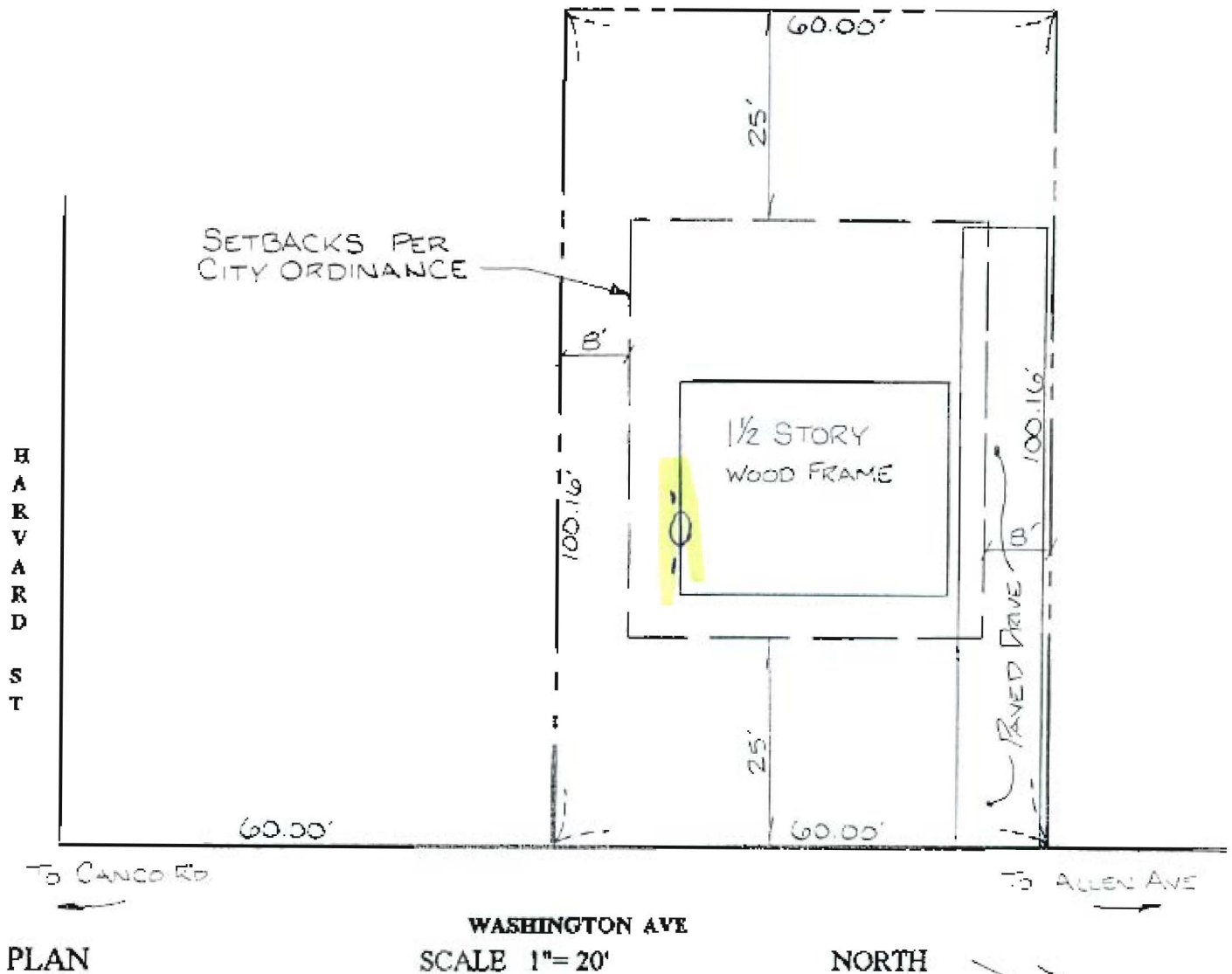
Figure 14. 5/8 Rear Termination. **NOTE: FOR SUPERIOR FLAME PRESENTATION WITH MINIMUM VENT TO A REAR TERMINATION, A TOP-EXIT CONFIGURATION IS RECOMMENDED.**

*Handwritten notes:*  
 Heating layout  
 Look  
 Builders please look

**Land Use Consultants, Inc.**  
 Land Planners • Engineers • Surveyors  
 966 Riverside Street, Portland, Me 04103  
 207-878-3313 Fax: 207-878-0201

**MORTGAGE LOAN INSPECTION**  
 Re: 1152 Washington Avenue, Portland  
 Date Of Inspection: July 18, 1995  
 Client/Buyers: Karen Nevers  
 Lender:

MLI# 2056




Record Owner: Claude L. and Jeanne P Bartley  
 Registry: Cumberland County Maine  
 To the Lending Institution and its Title Lessor, exclusively:

Deed Book/Page: 6263/293  
 Plan Book/Page:

I hereby state that an onsite inspection of this property was made. The municipal ordinance relative to zoning setbacks from boundary lines was examined, (exclusive of state and federal environmental regulations), and the community FEMA maps were reviewed. It is my professional opinion based on that inspection and on the information made available to me that the dwelling on this property:

1. Conforms with municipal regulated zoning setbacks: YES
2. Predates existing zoning ordinance: YES
3. Requires instrument survey to verify setbacks: NO
4. May be affected by a special flood hazard zone: NO

  
 Maine Professional Land Surveyor  
 Land Use Consultants, Inc.

July 18, 1995

Karen Meyers  
1152 Washington Avenue



New Fireplace and  
windows

