

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that David & Kristen Mitchell

Located At 51 READ ST

Job ID: 2011-11-2771-ALTR

CBL: 155- E-011-001

has permission for non-structural interior renovations only (relocation of 1/2 bath).

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

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

12/12/2011

**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](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/Frame prior to insulate or gypsum
  2. Insulation prior to Close-In.
  3. 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](http://www.portlandmaine.gov)

Director of Planning and Urban Development

Job ID: 2011-11-2771-ALTR

Located At: 51 READ ST

CBL: 155- E-011-001

## 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 is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

### Building

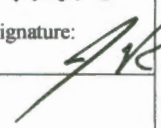
1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
3. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
4. Mechanical or natural ventilation is required in the bathroom; see attached documentation for bathroom fixtures clearance and headroom requirements.
5. **Note: This after-the-fact permit approves non-structural interior renovations only, if the effected area involves interior bearing walls separate review and approval(s) are required.**


### 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 back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
5. Plans indicate the addition will not exceed 50% of the total completed structure.

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

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

Job No: 2011-11-2771-ALTR	Date Applied: 11/22/2011	CBL: 155- E-011-001	
Location of Construction: 51 READ ST	Owner Name: DAVID & KRISTEN MITCHELL	Owner Address: 51 READ ST PORTLAND, ME 04103	Phone: 590-6965
Business Name:	Contractor Name: Brown's Hill Property Maintenance & Owner	Contractor Address: 1254 Broadway, So. Portland, ME 04106	Phone: 318-8255
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG	Zone: R-3
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to make alterations to 1 <sup>st</sup> floor 1/2 remove and relocated creating 1/2 bath and opening existing kitchen	Cost of Work: \$5,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A  Signature:	Inspection: Use Group: R3 Type: SA AUBEC Signature: 
Proposed Project Description: renovate bath & kitchen		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		<b>Zoning Approval</b>	

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 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.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>12/30/11</i>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied  Date:	<input checked="" type="checkbox"/> Not in Dist 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: 
	<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 appication 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

2011 11 2771



# General Building Permit Application

8858  
3675  
125257  
7

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.

R-3

Location/Address of Construction: 51 Read St Ptd		
Total Square Footage of Proposed Structure/Area N/A	Square Footage of Lot N/A	Number of Stories N/A
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 155 E 11-12 155 E 011	Applicant: (must be owner, lessee or buyer) Name David + Kristen Mitchell Address 51 Read St City, State & Zip Ptd 04103	Telephone: 590-6965
Lessee/DBA N/A	Owner: (if different from applicant) Name David + Kristen Mitchell Address 51 Read St City, State & Zip Ptd 04103	Cost of Work: \$5,000 C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$70.00
Current legal use (i.e. single family) SF Number of Residential Units n/a If vacant, what was the previous use? n/a Proposed Specific use: SF Is property part of a subdivision? No If yes, please name Project description: Remove 1/4 bath, add 1/2 Bath, remove kitchen above Krisenmitchell14@yahoo.com		
Contractor's name: Brown's Hill Property Maintenance + Self Email: Address: 1254 Broadway City, State & Zip S. Ptd 04106 Telephone: 318-8255 Who should we contact when the permit is ready: Kristen 590-6965 Telephone: 590-6965 Mailing address: 51 Read St Ptd 04103		

RECEIVED

Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit. NOV 22 2011

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 City forms 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.

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: Date: 11/22/11

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 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- 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.

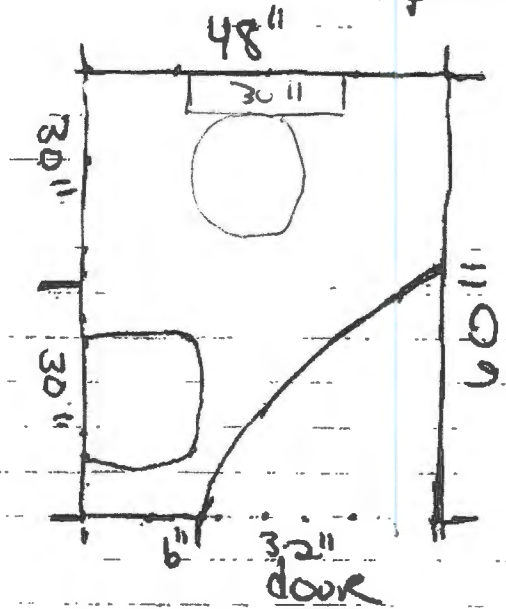
**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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.**

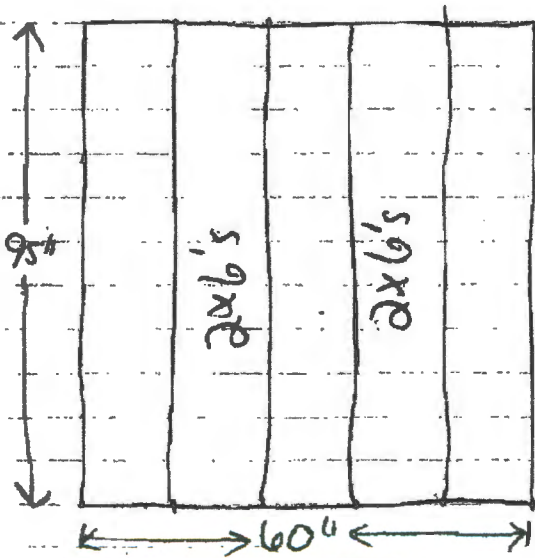
Proposed  
4'x5' half bath



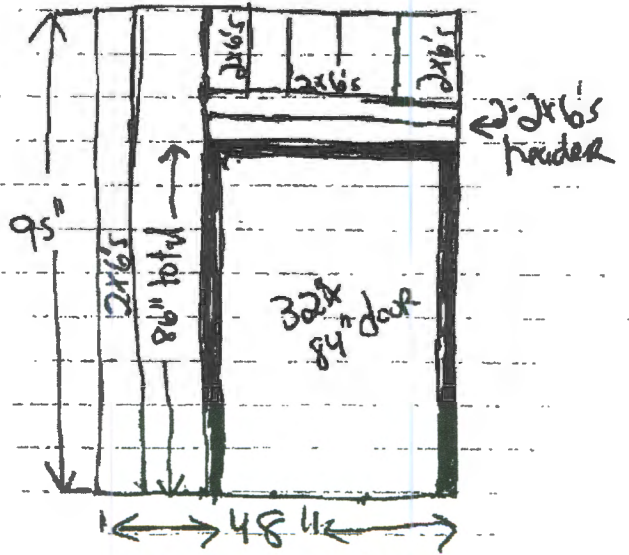
wall  
A →

1st Floor  
1/2 Bath

↑  
Wall B



Wall A  
Elevation  
FRAMING



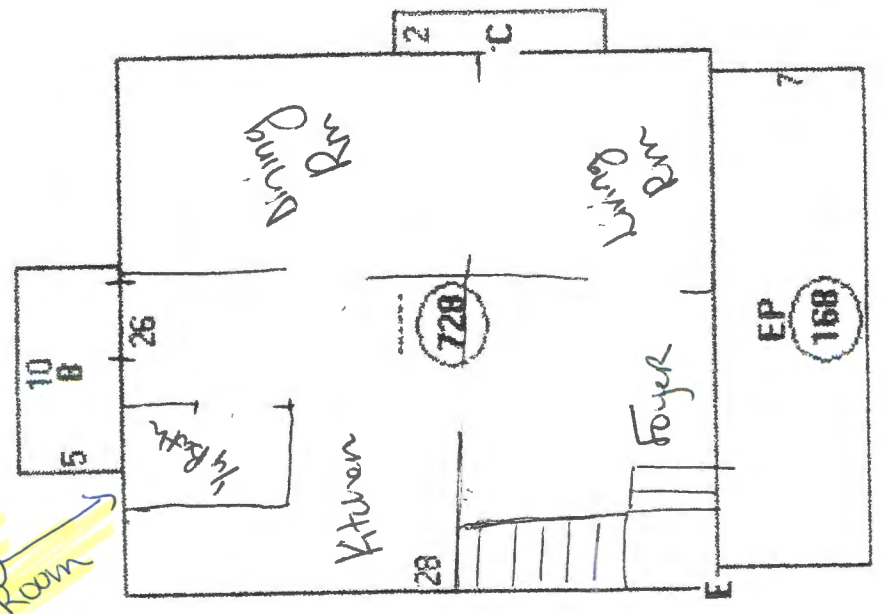
Wall B  
Elevation  
FRAMING

- Remove 1/4 Bath
- New 1/2 Bath
- New Kitchen Layout



Proposed

Removing Toilet Room



Front

Actual



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(the space above is reserved for recording information)

**WARRANTY DEED**  
**Joint Tenancy**  
**Maine Statutory Short Form**

***KNOW ALL MEN BY THESE PRESENTS***, That **Ermena M. DiBiase**, of Gorham, County of Cumberland and State of Maine, for consideration paid, grant to **David M. Mitchell** and **Kristen N. Mitchell** having a current mailing address of 309 Oakwood Drive, Yarmouth, Maine 04096, with ***WARRANTY COVENANTS***, as Joint Tenants, the land and interest in land in Portland, in the County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon situated at 51 Read Street, Portland, Maine and described as lot #18 on plan of Goodrich and Buelduc recorded in the Cumberland County Registry of Deeds in Plan Book 8, Page 99. Said lot also being described as Lot #11 on plan of City of Portland at Assessor's Office found in Chart 155, Block E and being 49 x 150 feet.

Also another certain lot or parcel of land situated on the northeasterly side of Read Street in Portland and adjoining the above described lot and being the southeasterly one-half of lot #21 on said Goodrich and Beulduc plan; and also being described as lot #12 on said plan of City Assessors.

Also another certain lot or parcel of land adjoining the first described premises and being a ten (10) foot strip from the northwesterly portion of Lot #17 on said Goodrich and Buelduc plan, said ten (10) foot strip having a frontage on Read Street of ten (10) feet and extending back one hundred and fifty (150) feet, the lot from which said strip is granted being also described as lot #10 on said City Assessors Chart.

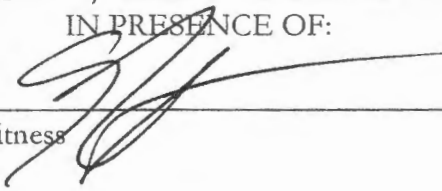
So that all three lots above described make up a parcel of land on the northeasterly side of Read Street having a frontage on said street of eighty-three and one-half (83-1/2) feet and a depth of one hundred fifty (150) feet.

Being the same premises conveyed to Ermena M. DiBiase by virtue of a deed of Edward R. DiBiase, Sr. and Ermena M. DiBiase dated December 3, 2003 recorded in Cumberland County Registry of Deeds in Book 20845, Page 114.

WITNESS my hand this 22<sup>nd</sup> day of November, 2011.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF:

Witness



*Ermena M. DiBiase by Annette L. Henderson*  
Ermena M. DiBiase by Annette L. *her attorney in fact*  
Henderson her Attorney in Fact Under  
Power of Attorney dated October 31, 2003

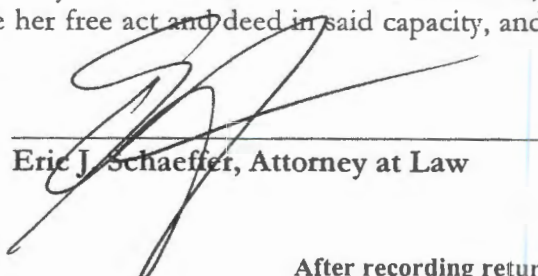
STATE OF MAINE

COUNTY OF CUMBERLAND, ss.

November 22, 2011

Personally appeared before me, the above named Ermena M. DiBiase by and through Annette L. Henderson, in her capacity as Attorney-in-Fact for said Ermena M. DiBiase, and acknowledged the foregoing instrument to be her free act and deed in said capacity, and the free act and deed of said Ermena M. DiBiase.

Before me,

  
Eric J. Schaeffer, Attorney at Law

**After recording return to:**

David M. Mitchell  
Kristen M. Mitchell  
51 Read Street  
Portland, ME 04103

z/res6282/deed/mjk