



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 43 WELLWOOD RD CBL 160 H021001

Issued to Scipione Tobin & Date of Issue 11/24/2009

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. 09-0724 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Section of detached garage - addition of 11'6" X 8'

APPROVED OCCUPANCY

Home Office
Use Group : R3 Type : 5B
IRC 2003

Limiting Conditions: None

This certificate supersedes
certificate issued

Approved:

11-25-09

(Date)

W. J. [Signature]
Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 8-18-09
 Permit # 20074467
 CBL# 160 H022

LOCATION: 43 Wellwood METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER Soren Deniard
 TENANT _____ PHONE # _____

TOTAL EACH FEE

OUTLETS	<u>6</u>	Receptacles	<u>2</u>	Switches		Smoke Detector	.20	
FIXTURES	<u>4</u>	Incandescent		Fluorescent		Strips	.20	
SERVICES		Overhead		Underground		TTL AMPS <800	15.00	
		Overhead		Underground		TTL AMPS >800	25.00	
Temporary Service		Overhead		Underground		TTL AMPS	25.00	
							25.00	
METERS		(number of)					1.00	
MOTORS		(number of)					2.00	
RESID/COM		Electric units					1.00	
HEATING		oil/gas units		Interior		Exterior	5.00	
APPLIANCES		Ranges		Cook Tops		Wall Ovens	2.00	
		Insta-Hot		Water heaters		Fans	2.00	
		Dryers		Disposals		Dishwasher	2.00	
		Compactors		Spa		Washing Machine	2.00	
		Others (denote)					2.00	
	MISC. (number of)		Air Cond/win					3.00
			Air Cond/cent				Pools	10.00
			HVAC		EMS		Thermostat	5.00
			Signs					10.00
			Alarms/res					5.00
		Alarms/com					15.00	
		Heavy Duty(CRKT)					2.00	
		Circus/Carnv					25.00	
		Alterations					5.00	
		Fire Repairs					15.00	
	E Lights					1.00		
	E Generators					20.00		
PANELS		Service		Remote		Main	4.00	
	TRANSFORMER		0-25 Kva				5.00	
			25-200 Kva					8.00
		Over 200 Kva					10.00	
						TOTAL AMOUNT DUE		
						MINIMUM FEE/COMMERCIAL 55.00		
						MINIMUM FEE	45.00	

160 H022

100.00

45.00

CONTRACTORS NAME Mac Donald Bros MASTER LIC. # 08498
 ADDRESS 71 Rocky Hill Rd Saco LIMITED LIC. # _____
 TELEPHONE 450 0303

SIGNATURE OF CONTRACTOR [Signature]

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING PERMIT

Permit Number: 090724

Please Read
Application And
Notes, If Any,
Attached

This is to certify that SCIPIONE TOBIN & SORENSEN NIORD
has permission to Alteration to Existing Detached Garage - Addition of 16"X8' Home Office
AT 43 WELLWOOD RD CE 160 H021001

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 lath or other work is set-in. 2 HOUSING NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS 7/17/2009

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Thomas M. Mally 7/15/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED
JUL 17 2009
CITY OF PORTLAND

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0724	Issue Date:	CBL: 160 H021001
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Location of Construction: 43 WELLWOOD RD	Owner Name: SCIPIONE TOBIN & SOREN DEN	Owner Address: 43 WELLWOOD RD	Phone: 207-899-3518
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3

Past Use: Single Family Home	Proposed Use: Single Family Home - Alteration to Existing Detached Garage - Addition of 11'6"X8' Home Office.	Permit Fee: \$40.00	Cost of Work: \$2,000.00	CEO District: 4
Proposed Project Description: Alteration to Existing Detached Garage - Addition of 11'6"X8' Home Office.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: <i>dm</i> 7/15/09		
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: lmd	Date Applied For: 07/09/2009	Zoning Approval		
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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 Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>NA</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>dm</i> 7/15	Zoning Appeal <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: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" 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: _____
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~~JUL 17 2009~~

PERMIT ISSUED
 JUL 17 2009

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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0724	Date Applied For: 07/09/2009	CBL: 160 H021001
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Location of Construction: 43 WELLWOOD RD	Owner Name: SCIPIONE TOBIN & SOREN DEN	Owner Address: 43 WELLWOOD RD	Phone: 207-899-3518
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - Alteration to Existing Detached Garage - Addition of 11'6"X8' Home Office.	Proposed Project Description: Alteration to Existing Detached Garage - Addition of 11'6"X8' Home Office.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 07/15/2009

Note: **Ok to Issue:**

- 1) 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.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 07/15/2009

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. 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.

11/24/01 10:00 AM : on 11/24/01 10:00 AM : please call Taylor 11/24/01

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Thomas M. Mahler

Signature of Inspections Official

Date

7/15/09

Date



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.

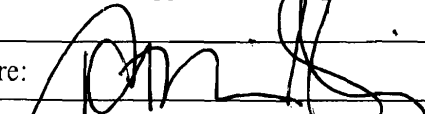
MAIL PLEASE

Location/Address of Construction: <u>43 WELLWOOD Rd. PORT. ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>93</u>	Square Footage of Lot <u>7,500</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>160</u> Block# <u>H</u> Lot# <u>021</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Tobin Scipione</u> Address <u>43 Wellwood Rd.</u> City, State & Zip <u>PORT. ME 04103</u>	Telephone: <u>899-3518</u>
Lessee/DBA (If Applicable) <u>JUL 9 2009</u>	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>2,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
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? _____ Proposed Specific use: <u>home office</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Home office for personal use in garage</u>		
Contractor's name: <u>N/A</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Tobin Scipione</u> Telephone: <u>899-3518</u> Mailing address: <u>43 Wellwood Rd., 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, 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:  Date: 7/9/09

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

Note:

-5/8" drywall to cover ceiling, with 100 sf of R30 fiberglass insulation ✓

-electric baseboard heat ✓

Insulated exterior wall (R14 fiberglass) sheathed with 5/8" drywall ✓

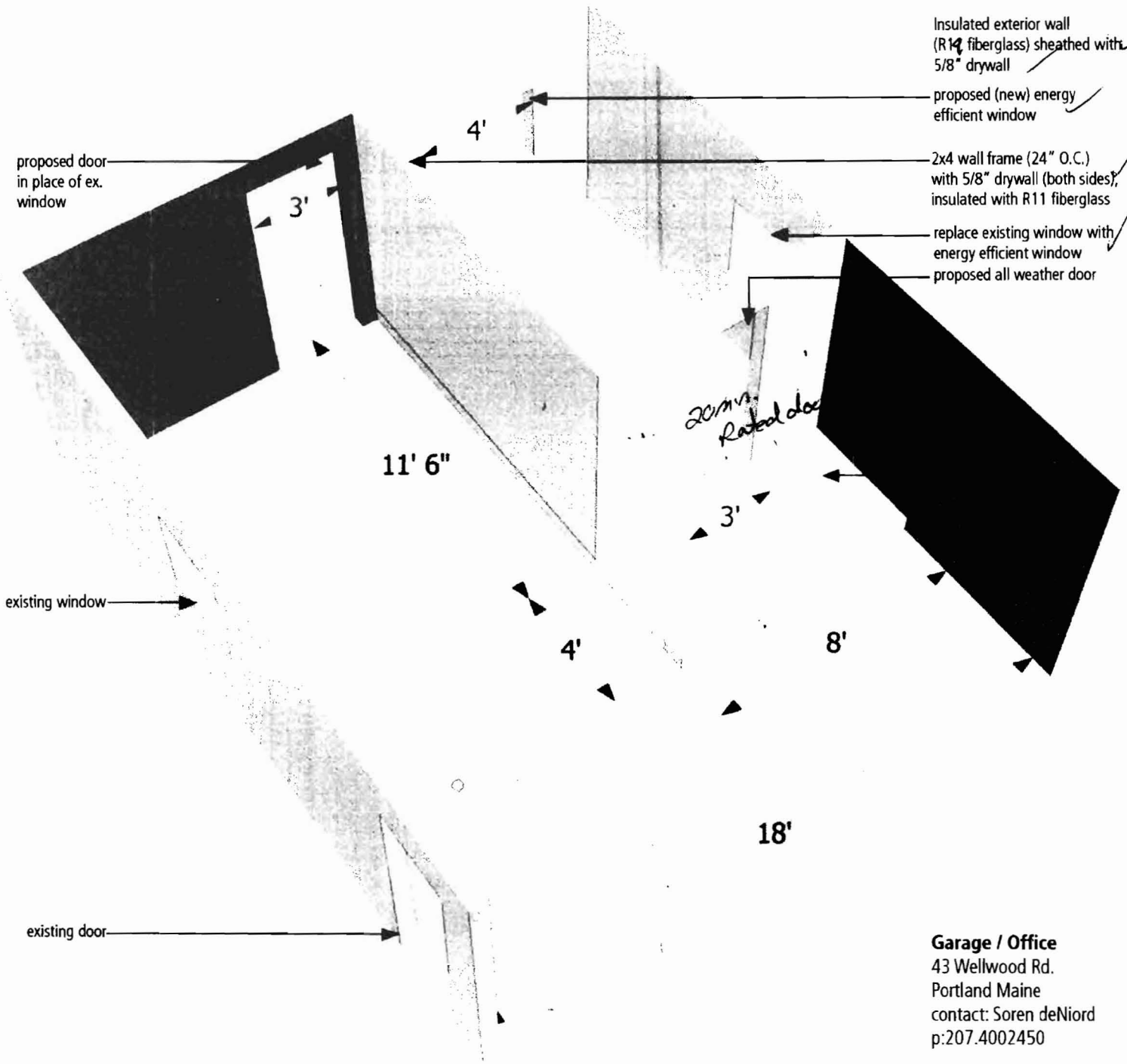
proposed (new) energy efficient window ✓

2x4 wall frame (24" O.C.) with 5/8" drywall (both sides), insulated with R11 fiberglass ✓

replace existing window with energy efficient window ✓

proposed all weather door ✓

High density Ins.



Garage / Office
43 Wellwood Rd.
Portland Maine
contact: Soren deNiord
p:207.4002450



Permitting By Appointment

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects.

This permitting program applies only to existing single family homes not located within a historic district or shoreland zone.

Eligible Projects

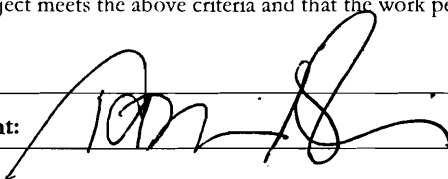
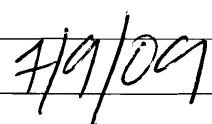
Please submit a complete application with the required plans

- Interior renovations, gut rehabs including structural changes.
- Attached and detached garages.
- Additions, decks, sheds, pools dormers.
- Rebuild of any exterior structure listed above.

Inspections are still required per City Code of Ordinance.

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, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant: 	Date: 
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This is not a permit; you may not commence ANY work until the permit is issued.