



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

37 Grafton St

CBL 169 D045001

Issued to

Higgins Builders/Higgins, Tim

Date of Issue

10/25/2010

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. 10-0234 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

Entire

APPROVED OCCUPANCY

Single Family Home
Use Group R-3
Type 5B
IRC-2003

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

10-25-10

(Date)

Inspector

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.

Memorandum
Department of Planning and Urban Development
Planning Division



TO: Inspections Department

FROM: Philip DiPietro, Development Review Coordinator

DATE: October 25, 2010

RE: C. of O. for # 37 Grafton Street, Higgins Single Family
(Id#2010-0002) (CBL 169 D 045001)

After visiting the site, I have the following comments:

Site work complete:

At this time, I recommend issuing a Permanent Certificate of Occupancy.

Cc: Inspection Services Manager
File: Barbara Barhydt, Development Review Services Manager
File: Urban Insight

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

BUILDING PERMIT

PERMIT

Permit Number: 100234
APR 15 2010

Please Read Application And Notes, If Any, Attached

This is to certify that Higgins Builders/Higgins, Tim
has permission to Revised design 4/8/10 to Build a 28' x 56' colonial with 10' x 10' deck with stairs
AT 37 Grafton St City 169 D045001
City of Portland

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 lathed or otherwise used-in. 24 HOURS 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 _____

James Bonke 4/14/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

UNAPPROVED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0234	Issue Date: 04/07/2010	CBL: 169 D045001
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Location of Construction: 37 Grafton St	Owner Name: Higgins Builders	Owner Address: 242 Veranda Street	Phone: 207-838-5870
Business Name:	Contractor Name: Higgins, Tim	Contractor Address: 242 Veranda Street Portland	Phone: 2078385870
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-5

Past Use: Single Family (demolished)	Proposed Use: Revised design 4/8/10 to Build new 28' x 34' colonial with 10' x 1 1/2' deck 32' w/stairs	Permit Fee: \$1,415.00	Cost of Work: \$135,000.00	CEO District: 4
Proposed Project Description: Revised design 4/8/10 to Build new 28' x 34' colonial with 10' x 1 1/2' deck 32' w/stairs		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB IAC-2003 Signature: JMB 4/14/10
		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: eg	Date Applied For: 03/11/2010	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 N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone panel 7 zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2010-002 May <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 5/14/10	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 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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PERMIT ISSUED

APR 15 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

4-23

Factors of Tim will
have Surgeon sent for

G4H0

Plum test on dk

From dk need a few Sesthanges
check strong hard run at first
still need elec rejoin