

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1083	Issue Date:	CBL: 186 D026001
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Location of Construction: 18 MASSACHUSETTS AVE	Owner Name: NUTTING-KELSO LLC	Owner Address: 17 HOLMES RD	Phone:
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: 55

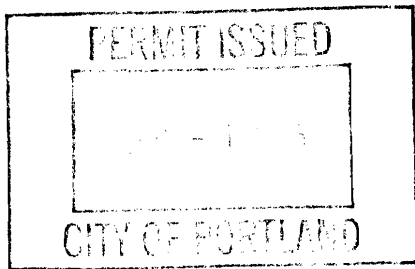
Past Use: 2 Unit Residential	Proposed Use: 2 Unit Condominium- Interior renovations, new doors, bathrooms & New decks <i>legal use: 2 dwelling units.</i>	Permit Fee: \$2,240.00	Cost of Work: \$180,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB <i>IRC 7003</i>	

Proposed Project Description: 2 Unit Condominium- Interior renovations, new doors, bathrooms & New decks	Signature:	Signature: <i>Jm 8/24/06</i>
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: 07/24/2006	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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied <i>APW</i>
Date: <i>7/28/06</i> <i>APW</i>	Date:	Date:



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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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7/30/06 - CST + SMH inspected ext. wall framing for window
fracture - Deck to Side - install windows only.

O.K. Ch M.

9/21/06

1. 4 SONOTUBES for replacement of Ft. Porch. same size. ✓
2. Rear deck sonotubes as per plan meets setback Rear + Side ✓
3. SONOTUBES for side ext. 1st floor existing locations (Replacement)

Ch M.

5/21/07 - checked plumbing (test on tank) and FRAMERS) electrical for close in. No issues seen
O.K. to close in. Tom M

4/22/08 - checked for final - rear deck stairs need return (owner doing right away) no other issues seen - great job looks fantastic. ck for new
Cyo's. Jim M



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 16 MASSACHUSETTS AVE CBL 186 D026001

Issued to NUTTING-KELSO LLC /Owner

Date of Issue 04/22/2008

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. 06-1083 , 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

APPROVED OCCUPANCY

First Floor

Single Family Condo, Type5b, Use Group R-3, IRC 2003

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

4/22/08 *[Signature]*

(Date) 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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 18 MASSACHUSETTS AVE CBL 186 D026001

Issued to NUTTING-KELSO LLC /Owner

Date of Issue 04/22/2008

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. 06-1083 , 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

APPROVED OCCUPANCY

2nd floor and 1st floor hall right side

Single Family Condo, Type5b, Use Group R-3, IRC 2003

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

4/22/08 *[Signature]*

(Date) Inspector

[Signature]

Inspector of Buildings

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ELECTRICAL PERMIT

City of Portland, Me.

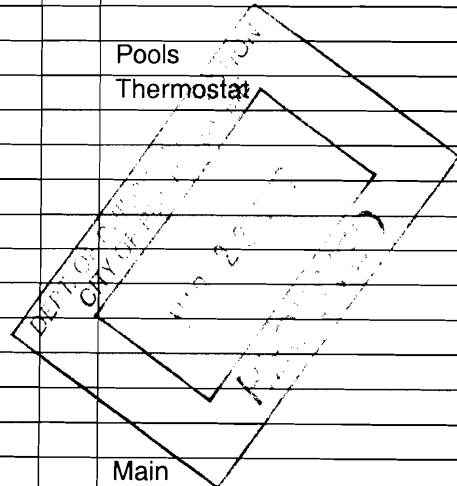


To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 3/28/07
 Permit # 200-4223
 CBL# 186-D-26

LOCATION: 16-18 Mass Ave. METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER Nutting - Kelso LLC
 TENANT _____ PHONE # _____

							TOTAL EACH FEE		
OUTLETS	20	Receptacles	35	Switches	10	Smoke Detector	.20	23	
FIXTURES	30	Incandescent	4	Fluorescent		Strips	.20	6 ⁸⁰	
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	3	(number of)					2.00	10	
RESID/COM		Electric units					1.00		
HEATING	2	oil/gas units		Interior		Exterior	5.00	10	
	APPLIANCES	2	Ranges	Cook Tops		Wall Ovens	2.00	4	
		Insta-Hot		Water heaters		Fans	2.00		
	2	Dryers		Disposals	2	Dishwasher	2.00	8	
		Compactors		Spa	2	Washing Machine	2.00	4	
		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	2	Remote		Main	4.00	4	
TRANSFORMER		0-25 Kva					5.00		
		25-200 Kva					8.00		
		Over 200 Kva					10.00		
TOTAL AMOUNT DUE								69 ⁸⁰ /10	
MINIMUM FEE/COMMERCIAL 55.00							MINIMUM FEE	45.00	



CONTRACTORS NAME Town & Country MASTER LIC. # MS 60004604
 ADDRESS 205 Bertram Rd Gorham LIMITED LIC. # _____
 TELEPHONE 839-5227

SIGNATURE OF CONTRACTOR J. McNamee