



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION

172 Taft Ave

CBL 273 C017001

Issued to

Kelley Stephen F/James Meehan

Date of Issue

11/02/2009

**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. 09-0757 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 Residency  
Use Group R3  
Type 5B  
IRC 2003

Limiting Conditions:

None

SCANNED

This certificate supersedes  
certificate issued

Approved:

(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.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

**PERMIT**

Permit Number: 090757

PERMIT ISSUED

AUG 31 2009

CITY OF PORTLAND

This is to certify that Kelley Stephen A/James Meehan  
 has permission to build 24' x 40' story single family "ranch" style home  
 AT 172 Taft Ave

CBL 273 C017001

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 closed-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

*James Bowke* 8/31/09  
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

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

Permit No: 09-0757	Date Applied For: 07/16/2009	CBL: 273 C017001
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Location of Construction: 172 Taft Ave	Owner Name: Kelley Stephen A	Owner Address: 10 Haskell St	Phone: 207-252-5173
Business Name:	Contractor Name: James Meehan	Contractor Address: 81 Ocean Avenue Old Orchard Bea	Phone: (207) 415-7009
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: build 24' x 40' story single family "ranch" style home	Proposed Project Description: build 24' x 40' story single family "ranch" style home
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/24/2009  
**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted dated 8/24/09. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 08/31/2009  
**Note:** **Ok to Issue:**

- 1) The attic scuttle opening must be 22" x 30".
- 2) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) A copy of the enclosed chimney or fireplace disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 5) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 6) 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.
- 7) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 08/31/2009  
**Note:** **Ok to Issue:**

- 1) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 3) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 4) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

\_\_\_\_\_ July 13 20 01 \_\_\_\_\_

Received from Stephen Kelly

Location of Work 173 Toth Ave.

Cost of Construction \$ 100,000<sup>00</sup> Building Fee: 1020,00

Permit Fee \$ \_\_\_\_\_ Site Fee: 300<sup>00</sup>

Certificate of Occupancy Fee: 15.-

**Total:** 1395<sup>00</sup>

Building (IL)  Plumbing (I5)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 273 - C - 017

Check #: 823 **Total Collected \$** 1395<sup>00</sup>

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

Taken by: LMD

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

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

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

Permit No: 09-0757	Issue Date:	CBL: 273 C017001
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Location of Construction: 172 Taft Ave	Owner Name: Kelley Stephen A	Owner Address: 10 Haskell St	Phone: 207-252-5173
Business Name:	Contractor Name: James Meehan	Contractor Address: 81 Ocean Avenue Old Orchard Bea	Phone: 2074157009
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: vacant	Proposed Use: build 24' x 40' story single family "ranch" style home	Permit Fee: \$1,020.00	Cost of Work: \$100,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB JRC-2003 Signature: JMB 8/31/09	

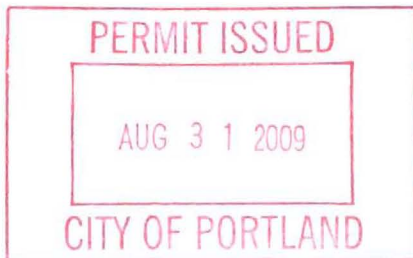
**Proposed Project Description:**  
build 24' x 40' story single family "ranch" style home

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**  
Action:  Approved  Approved w/Conditions  Denied  
Signature \_\_\_\_\_ Date \_\_\_\_\_

Permit Taken By: tmm	Date Applied For: 07/16/2009	<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 Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland N/A	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland N/A	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone parcel 6-zone X	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 2009-0062 with conditions 8/24/09	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 \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

9-25-09 OK - rough-in elec (plum (air test) / fram. by E. Lee

9-25-09 OK - new service 100 ft. ~~log~~

10-28-09

Complete - close.

## 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.

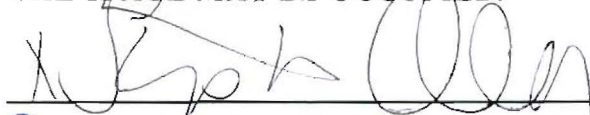
A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.  
NOTE: There is a \$75.00 fee per inspection at this point.

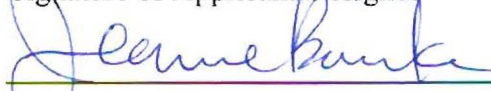
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

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

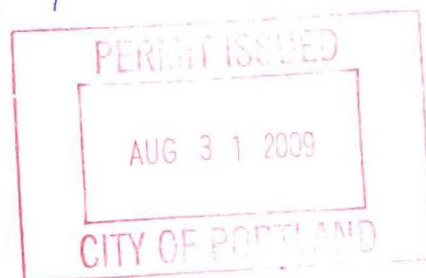
**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

5/31/09  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

8/31/09  
\_\_\_\_\_  
Date



on marks - PH COLLINS  
& footing

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9/9/09

OK to backfill  
drain installed inter + exterior  
holes plugged - SMH



<b>Location of Construction:</b> 172 Taft Ave	<b>Owner Name:</b> Kelley Stephen A	<b>Owner Address:</b> 10 Haskell St	<b>Phone:</b> 207-252-5173
<b>Business Name:</b>	<b>Contractor Name:</b> James Meehan	<b>Contractor Address:</b> 81 Ocean Avenue Old Orchard Bea	<b>Phone:</b> (207) 415-7009
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

- 5) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 6) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 7) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 8) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

**Comments:**

7/22/2009-amachado: Gave permit to Lisa because the minor siteplan review application had not been created when Tammy created the permit.

7/23/2009-amachado: Left vcm for Stephen Kelley. The application is incomplete. The owner is listed as Richard & Ruth Kelley on assessor's. The applicant is Stephen Kelley. We need right, title & interest. Need floor plan and elevation plans to scale. The siteplan is missing most of the required information. See checklist.

7/23/2009-amachado: Spoke to contractor Jim Meehan. Told him that we needed scalable floor plans & elevations. He will come in tomorrow. Left vcm for Gene Schleh. Went over checklist for what is needed on the boundary survey.

7/29/2009-amachado: Steve Kelley brought in a deed showing ownership and a complete set of building plans. He also had a more detailed siteplan although it is still incomplete and it is not to scale. He still needs finish floor elevation, location of proposed utilities, existing & proposed grades, and silt fence location. The proposed parking also did not meet the front setback requirement or the dimensional requirement. I gave Steve the checklist of what he still needed.

8/19/2009-amachado: Steve Kelley brought in a revised siteplan to scale with the required information. He added to the driveway because it needed to extend 38' beyond the front setback. I left a vcm for Steve. The house does not meet the rear setback. It scales at 15' to the rear. Also the building plans show a bulkhead at the back of the left side wall but the siteplan does not show one. I told him that I would move the permit forward to the plan reviewer but that we needed a revised site plan to issue the permit.

8/19/2009-amachado: Spoke to Steve Kelley. He will get the site plan revised to meet the rear setback. At this point he is not building a bulkhead.

8/24/2009-gg: received additional site plan as requested. /gg

8/25/2009-jmb: Completed plan review, left vcm with owner for details as noted on the checklist. Stephen K. Came into the office and I reviewed the items with him. Some notes were made, but he advised to speak with his contractor for the remainder of items. Left vcm with Jim M. To call.

8/25/2009-jmb: Note that the bulkhead has been reinserted as shown on the most recent site plan dated 8/24/09

8/26/2009-jmb: Spoke to Jim M. Contractor for details, made notes on plan review checklist, he will fax specs on windows. Still pending DRC.

8/31/2009-jmb: Notified DRC is approved

8/28/2009-jmb: Steve K. Submitted revised site plan in our office and in Planning

# 09-0757



# 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>172 TAFT Av. Portland ME.</u>		
Total Square Footage of Proposed Structure/Area <u>960</u>	Square Footage of Lot <u>10866.0</u>	Number of Stories <u>4</u>
Tax Assessor's Chart, Block & Lot Chart# <u>273</u> Block# <u>C</u> Lot# <u>017</u>	Applicant <u>must</u> be owner, Lessee or Buyer Name <u>STEPHEN KELLEY</u> Address <u>10 HASKELL ST.</u> City, State & Zip <u>WEST BROOK ME 04038</u>	Telephone: <u>2525173</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>100000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>VACANT</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>SINGLE FAMILY HOME</u> Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: _____		
Contractor's name: <u>James Meehan</u>		
Address: <u>81 OCEAN Av.</u>		
City, State & Zip: <u>O.O.B. ME 04064</u>		Telephone: <u>207 4157009</u>
Who should we contact when the permit is ready: <u>STEPHEN KELLEY</u>		Telephone: <u>2525173</u>
Mailing address: <u>10 HASKELL ST WEST BROOK ME 04092</u>		

6002 91 700  
JUL 15 2009

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.

Signature: James Meehan Date: 7/14/09

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