

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that GEORGES BUDAGU MAKOKO

Located At 26 BEAUMONT ST

Job ID: 2011-03-692-ADDR

CBL: 294 - - C - 062 - 001 - - - -

has permission for Interior Renovations to the basement.

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

04/12/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.

PENALTY FOR REMOVING THIS CAR

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-03-692-ADDR	Date Applied: 3/29/2011	CBL: 294 - - C - 062 - 001 - - - - -	
Location of Construction: 26 BEAUMONT ST	Owner Name: GEORGES BUDAGU MAKOKO	Owner Address: 26 BEAUMONT ST PORTLAND, ME 04103	Phone: 239-9555
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Single family – finish off basement	Cost of Work: 8000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: 43 Type: SB JRL, 2009
Proposed Project Description: 26 Beaumont St – finish off basement		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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: 3/31/11 <i>OK w/conditions JRL</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: <i>JRL</i>

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	PHON

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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 (Electrical, Plumbing, Framing)
 2. 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

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Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-03-692-ADDR

Located At: 26 BEAUMONT ST.

CBL: 294 - - C - 062 - 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 (a 17" x 19" sink is allowed), 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, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. The proposed basement renovation does NOT approve any room as a bedroom (sleeping area). A code compliant 2nd means of egress must be installed within each room in order to change the use of this space.
3. A Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in the basement.



General Building Permit Application

XYS ✓

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>26 Beaumont Street</u>		
Total Square Footage of Proposed Structure/Area <u>530</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>294</u> Block# <u>C</u> Lot# <u>62</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Georges Budagu Makoko</u> Address <u>26 Beaumont Street</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>207 239 9555</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>8000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. <u>single family</u>) _____ Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Additional Space and prayer room.</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: _____		
Contractor's name: <u>by the owner (Georges Budagu Makoko</u> Address: <u>26 Beaumont Street</u> City, State & Zip: <u>Portland, ME 04103</u> Telephone: _____ Who should we contact when the permit is ready: <u>Georges Budagu</u> Telephone: <u>207 239 9555</u> Mailing address: _____		

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.

RECEIVED
MAY 10 2011
Dept. of Building Inspections
City of Portland Maine

Signature: [Signature] Date: 3/29/2011

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

3/29/11

- not add 2 add - kitchen equipment
Sink 11" x 7"

OT

Job Summary Report
Job ID: 2011-03-692-ADDR

Report generated on Mar 30, 2011 11:45:46 AM

Page 1

Job Type:	Addition Residential SF/Duplex	Job Description:	26 Beaumont St	Job Year:	2011
Building Job Status Code:	In Review	Pin Value:	999	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	8,000	Square Footage:			
Related Parties:	GEORGES MAKOKO		Property Owner		

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 32770

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
S31939	294 C 062 001		M				-70.302778	43.691176

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				26 BEAUMONT STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
SINGLE FAMILY		NOT APPLICABLE	R-3				DISTRICT 8	RIVERTON

Structure Details

Structure: Single Family Home

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Single Family	0			26 BEAUMONT STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value
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Permit #: 20112324

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
32770	Single Family Home	Initialized	Finish basement for prayer room and additional spa			

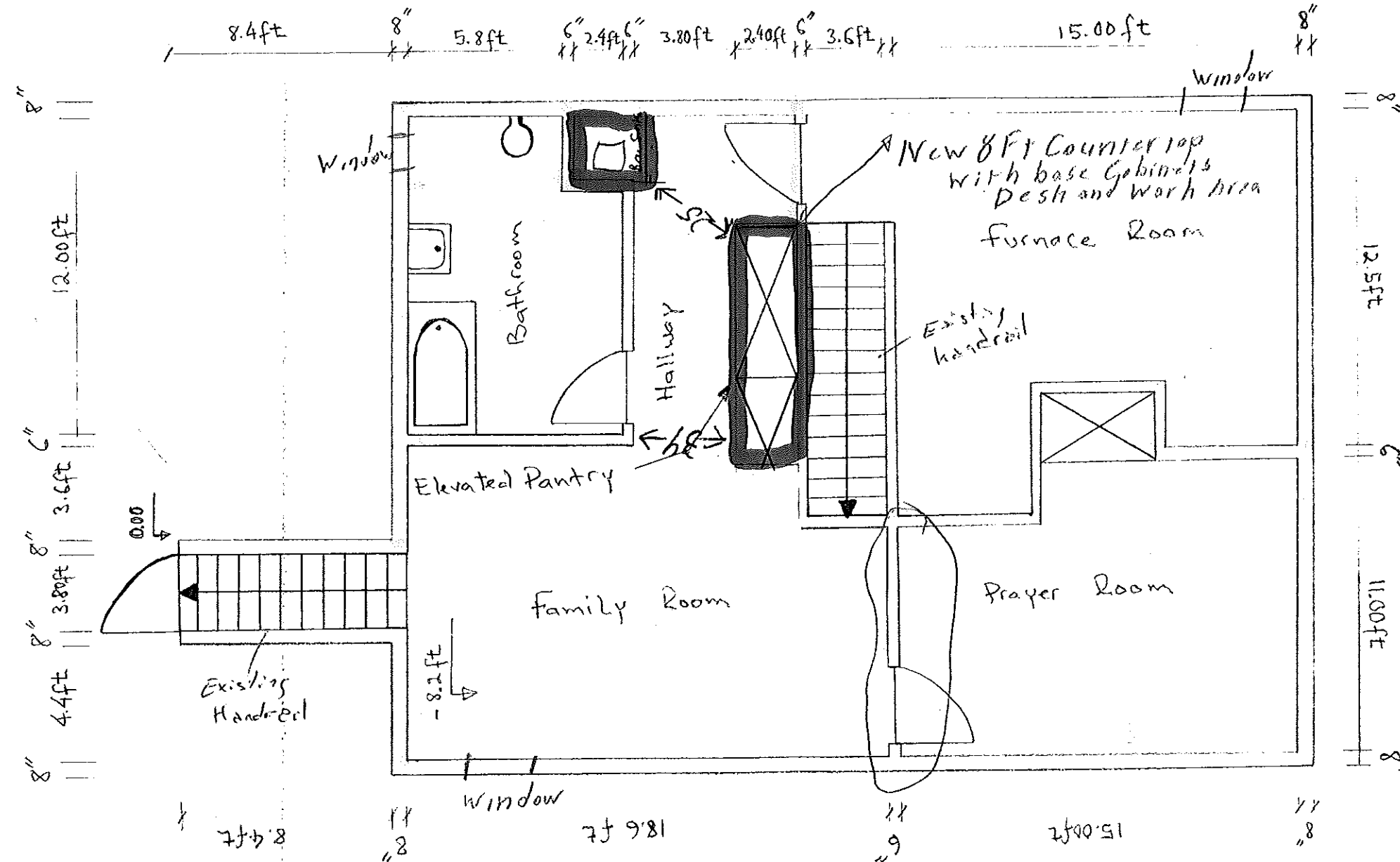
Inspection Details

Job Summary Report
Job ID: 2011-03-692-ADDR

Report generated on Mar 30, 2011 11:45:46 AM

Page 2

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag			
Fees Details									
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment	
Belated Fees	\$200.00								
Job Valuation Fees	\$100.00								
Plumbing Add'l Fees	\$80.00								



New 2x4, 16 OC
Walls with R13 kraft
with 1/2 Sheetrock

Note Drop Ceiling thru
out

█ Note Bar sink to be
17 by 19

█ New counter top
for Dish and
Wash area

Ceiling Aprx 7Ft

RECEIVED

MAR 29 2011

Dept. of Building Inspections
City of Portland Maine

Project: Rough Sketch / Basement

owner: Georges Budagu

Drafter: Georges Budagu

Scale: 1ft = 1/2 cm

From: Barbara Barhydt
To: Chris Hanson
Date: 1/10/2007 1:06:51 PM
Subject: Fwd: Drainage Easement Beaumont

Hi Chris:

I am waiting for the sign off from Dan Goyette, Woodard and Curran, who checked the culvert. He told me verbally that the culvert was installed properly. The question that was raised is whether more water may be directed into this intermittent stream in the future with stormwater separation projects. Penny Littell, Associate Corporation Counsel, has drafted an easement that we would like the builder to consider granting an easement to the City over the culvert, which would allow the City to maintain or replace the culvert if needed and limits the property owner from blocking the culvert.

Is this something that you can discuss with them for us?

Thanks.

Barbara
>>> Penny Littell 1/10/2007 12:35:45 PM >>>
Please forward to appropriate Building Inspector

CC: Alex Jaegerman ; Jeanie Bourke; Penny Littell

STORMWATER DRAINAGE EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that _____, having a mailing address of _____ (the "Grantor"), for consideration paid, receipt whereof is hereby acknowledged, grants to the **City of Portland**, a body politic and corporate located in Cumberland County, State of Maine, whose mailing address is 389 Congress Street, Portland, Maine (the "Grantee"), a non-exclusive easement for purpose of stormwater drainage on, under and across the area labeled "_____" shown on the attached plan entitled "_____" which easement grants the right perpetually to enter at any and all times upon the Grantor's property for the purpose of maintaining on, under and across said property a stormwater piping system within said drainage easement area; reserving to the Grantor and his successors and assigns the use and enjoyment of said drainage easement area for all purposes as are not inconsistent with the easement granted herein, provided that no building or any kind of permanent structure, including, but not limited to, walls and fences, shall be erected on said easement area and that no hedges, bushes or trees shall be planted within said easement areas by Grantor, its successors and assigns without the written permission of Grantee, its successors and assigns.

Grantor hereby grants to Grantee the right to trim, cut down and remove trees, bushes, and other vegetation of all kinds, to remove debris and deposits of any kind and to alter and regrade the contours of said stormwater drainage easement to such extent as in the reasonable judgment of Grantee is reasonably necessary or appropriate for the above purpose, and to enter upon said stormwater drainage easements at any and all times for any of the foregoing purposes. Grantee agrees for itself and its successors and assigns to properly and professionally undertake all work permitted hereunder within the easement area at its sole cost and expense and, following the completion of any work within the easement area, to restore the easement area to its condition prior to the undertaking of such work.

The easements granted herein shall run with the land and be binding, upon and shall inure to the benefit of, Grantor and Grantee, and their respective successors and assigns.

IN WITNESS WHEREOF, Grantor and Grantee have caused this instrument to be executed as of the date first set forth above.

IN WITNESS WHEREOF, _____ has caused this Stormwater Drainage Easement to be executed by its duly authorized representative as of the ___ day of _____, 200__.

WITNESS

By: _____

STATE OF MAINE
CUMBERLAND, ss.

Dated: _____

Personally appeared the above-named _____ in his individual capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law

Printed name: _____

MEMORANDUM

TO: Barbara Barhydt, City of Portland Planner
FROM: Dan Goyette, PE – Development Review Engineer, Woodard & Curran
DATE: January 11, 2007
RE: Beaumont Street

After visiting the site, I have the following comments:

The 24" driveway culvert has been installed properly. The City may wish to acquire a drainage easement for the culvert. In the event that work is done to restore the tributaries to Capisic Brook the City will be able to adjust the culvert as necessary.

Site work incomplete:

Final Grading,
Loam and Seed,
Landscaping.

At this time, I recommend issuing a temporary Certificate of Occupancy. I anticipate this work can be completed by **June 1, 2007**.

• Please contact our office if you have any questions.

DRG
203848

Memorandum
Department of Planning and Development
Planning Division



TO: Inspections Department

FROM: Barbara Barhydt, Development Review Services Manager

DATE: January 17, 2007

RE: Temporary C. of O. for #26 Beaumont Street
(ID#2006-0103) (CBL 294C062001)

Attached is the review of the site from Dan Goyette, Consulting Engineer from Woodard and Curran. Based upon his review, I have the following comments:

A copy of the drainage easement for the driveway culvert recorded at the Cumberland County Registry of Deeds must be submitted prior to the issuance of the final certificate of occupancy.

Site work incomplete:
Final Grading.
Loam and Seed.
Landscaping.

I anticipate this work can be completed by **June 1, 2006**.
At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Cc: Jeanie Bourke, Inspection Services Manager
Chris Hanson, Inspector
File: Barbara Barhydt, Development Review Services Manager
File: Urban Insight

Memorandum
Department of Planning and Development
Planning Division



TO: Inspections Department

FROM: Barbara Barhydt, Development Review Services Manager

DATE: January 17, 2007

RE: Temporary C. of O. for #26 Beaumont Street
(ID#2006-0103) (CBL 294C062001)

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Cc: Jeanie Bourke, Inspection Services Manager
Chris Hanson, Inspector
File: Barbara Barhydt, Development Review Services Manager
File: Urban Insight



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*Director of Planning and Urban Development
Penny St. Louis*

*Inspection Services, Director
Tammy M. Munson*

June 1, 2011

Georges Budagu Makoko
26 Beaumont St
Portland, Maine 04103

CBL: 294 C062001
Located at 26 Beaumont St


Certified Mail:70100780000114929575

Dear George,

This letter verifies that Construction performed under Building Permit # 2011-03-692 issued by the City of Portland at the above address has been completed. Inspections have been recorded and the work appears to be in accordance with the applicable code requirements. The dwelling shall remain a single family residence, the finished basement area is not an additional dwelling unit and cannot be used as a bedroom without proper permits and approval by this office. This does not certify that the property is free of building code violations.

If you have any questions, feel free to contact me at this office.

Sincerely,


Nicholas Adams
Code Enforcement Officer
207-874-8789

4-29-11 DWM/BKL George 239-9555

Verified status of project Dry wall installed.

Owner will remove every 3rd tile to inspect above grid. Electrical panels will be made up + all grounds in boxes secured with wire nuts or clamps.

6/30/2011 New circuits to be Arc Faulted - BKL