

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

**PERMIT ISSUED**

Permit No: 06-1029	Issue Date: JUL 28 2006	CBL: 376 A016001
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Location of Construction: 117 BROOK RD	Owner Name: SHARMA RAJ & BINA SHARMA	Owner Address: 117 BROOK RD	Phone:
Business Name:	Contractor Name: VICK 917-497-9782	Contractor Address: CITY OF PORTLAND	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Multi Family	Zone: R3

Past Use: Single Family Home	Proposed Use: Single Family Home/ create living space for a bedroom above garage & create family room in basement with a bathroom	Permit Fee: \$270.00	Cost of Work: \$25,000.00	CEO District: 5
Proposed Project Description: create living space for a bedroom above garage & create family room in basement with a bathroom		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB
		Signature:		Signature: JMB 7/28/06
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: 07/13/2006	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>2. Building permits do not include plumbing, septic or electrical work.</li> <li>3. 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..</li> </ol>	<p style="text-align: center;"><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 7/19/06	<p style="text-align: center;"><b>Zoning Appeal</b></p> <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:	<p style="text-align: center;"><b>Historic Preservation</b></p> <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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**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

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

PERMIT ISSUED

Permit Number: 061029  
JUL 28 2006

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

This is to certify that SHARMA RAJ & BINA SHARMA JTS  
has permission to create living space for a bedroom above garage & create family room in basement with a bathroom  
AT 117 BROOK RD 376 A016001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is altered or enclosed-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

*Jamie Banks* 7/28/06  
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: 06-1029	Date Applied For: 07/13/2006	CBL: 376 A016001
-----------------------	---------------------------------	---------------------

Location of Construction: 117 BROOK RD	Owner Name: SHARMA RAJ & BINA SHARMA	Owner Address: 117 BROOK RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home/ create living space for a bedroom above garage & create family room in basement with a bathroom	Proposed Project Description: create living space for a bedroom above garage & create family room in basement with a bathroom
--	--

Dept: Zoning      Status: Approved with Conditions      Reviewer: Ann Machado      Approval Date: 07/19/2006

Note: All interior work. 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 permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) 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: Jeanine Bourke      Approval Date: 07/28/2006

Note: Ok to Issue:

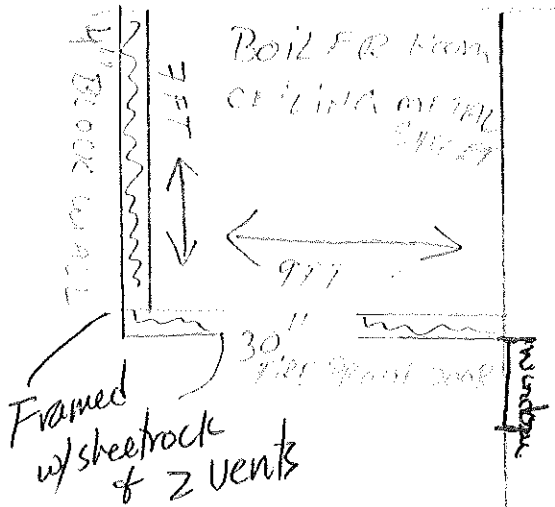
- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans, and per the pre-approval inspection notes and the additional submittals.
- 2) Separate permits are required for any electrical, plumbing, or heating.
- 3) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in the new bedroom and protecting the bedroom.

**Comments:**

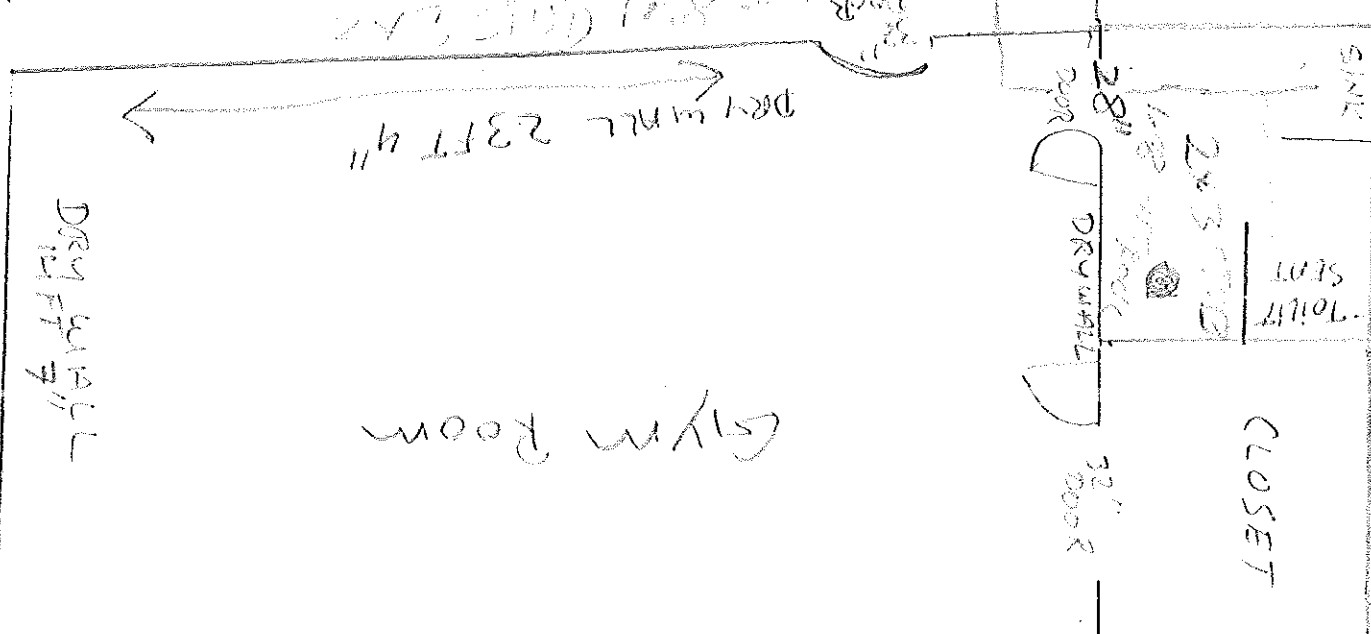
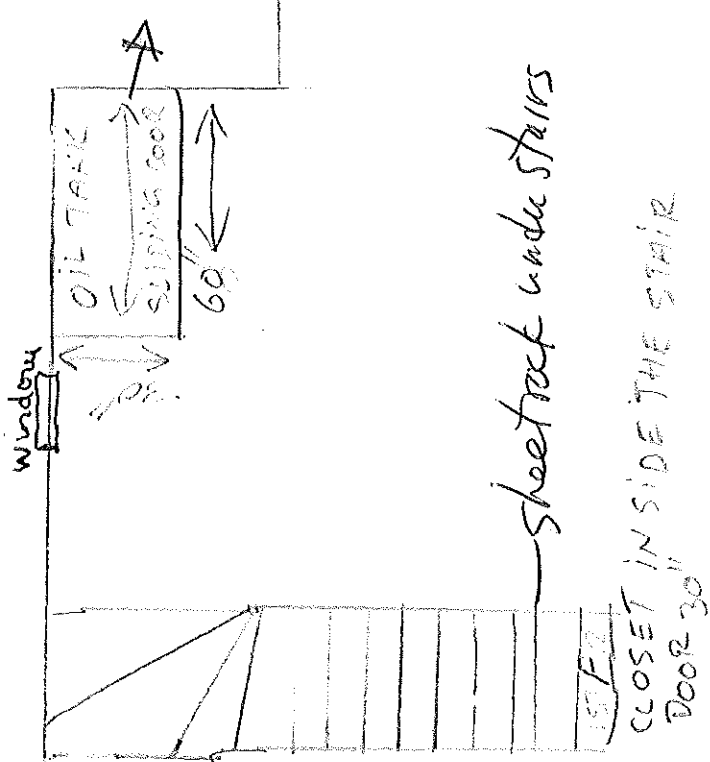
07/24/2006-jmb: Did a pre-approval inspection w/owner & contractors. Reviewed approval requirements, check span tables and notified on 7/25 of details that need to be submitted. Jmb

STAIRS 1  
42" WIDE Bulkhead  
9 FT LONG

Notes 7/24/06  
re inspection of



Enclosure must be large enough to service & remove in one piece



# MARK STIMSON ASSOCIATES

53 BAXTER BOULEVARD

PORTLAND

ME 04101

Phone: 207 773-1990

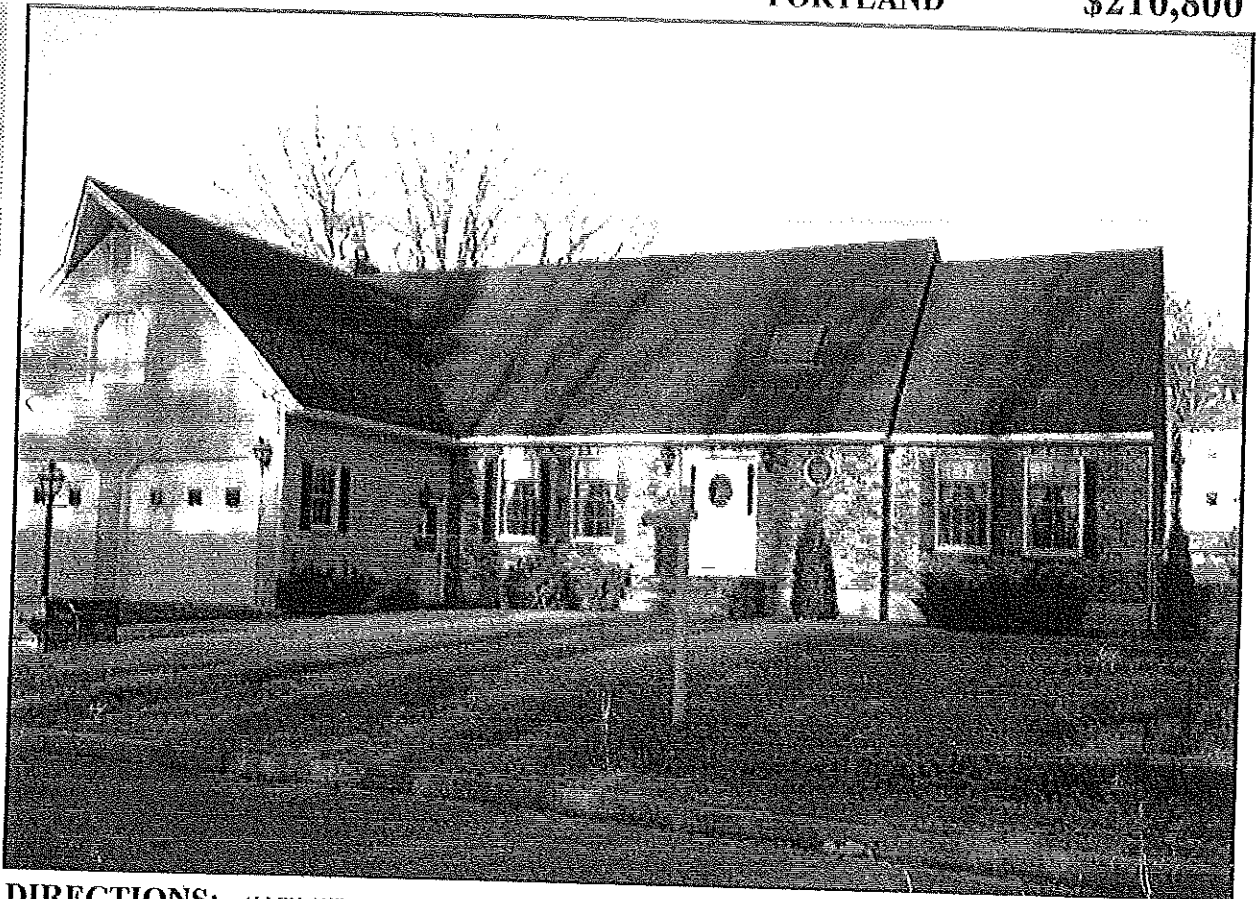
Fax: 207-774-1116

117 BROOK ROAD

PORTLAND

\$210,800

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**DIRECTIONS:** ALLEN AVE. EXT. TO LEFT ON BROOK ROAD, LAST HOUSE ON RIGHT.

## REMARKS:

8437 WONDERFUL, EXECUTIVE HOME ON DEAD-END STREET. QUALITY ABOUNDS THROUGHOUT. FEATURES FORMAL LIVING ROOM, DINING ROOM, FAMILY ROOM W/FPL, HOT TUB AND LOTS MORE!! QUIET AND CONVENIENT TO SCHOOLS, SHOPPING, AND TOWN.

## FEATURES:

Garage : All	Driveway : Paved
Exterior : Clapbd, Brick	Foundation : Conc
Basement : Full, Unfinished, Bulkhead	Fnd. Size +/- : 3000
Roof : Shngl	Sewerage : Pub
Water : Pub	Fuel : Oil
Wtr Heater : Off Furnace	Electric : Cir Brkr
Heat Sys : Flw, Bsb, Multi Zn	Construction : Wd Frm
Lot Desc : Level, Well Lndscp	Roads : Pub
Equipment : Sec System, Disposal, Dishwasher, Elec Stove, Microwave, Cntr Vac	
Amenities : Eat-in Kit, Mbdr w/Bath, Cath, Clngr, 1st Flr Lndry, Deck, Hot Tub, Cable, Skylight, Fireplace	

## Cape, Contemp

Rooms : 8	Year Built +/- : 1986
Bdrms : 3	Lot Size +/- : 0.36 Acres
Baths : 3	Road Frtg +/- : 145
1/2 Bath : 0	Cars : 2
3/4 Bath : 0	Garage : A
Flood Zone : N	Taxes : \$3,736
Seasonal : N	Tax Year : 97-98
Surveyed : U	Tax Reduction : N
Color : GRAY	School District : PTLD
Glaag +/- :	

## ROOM DIMENSIONS

(APPROXIMATE)

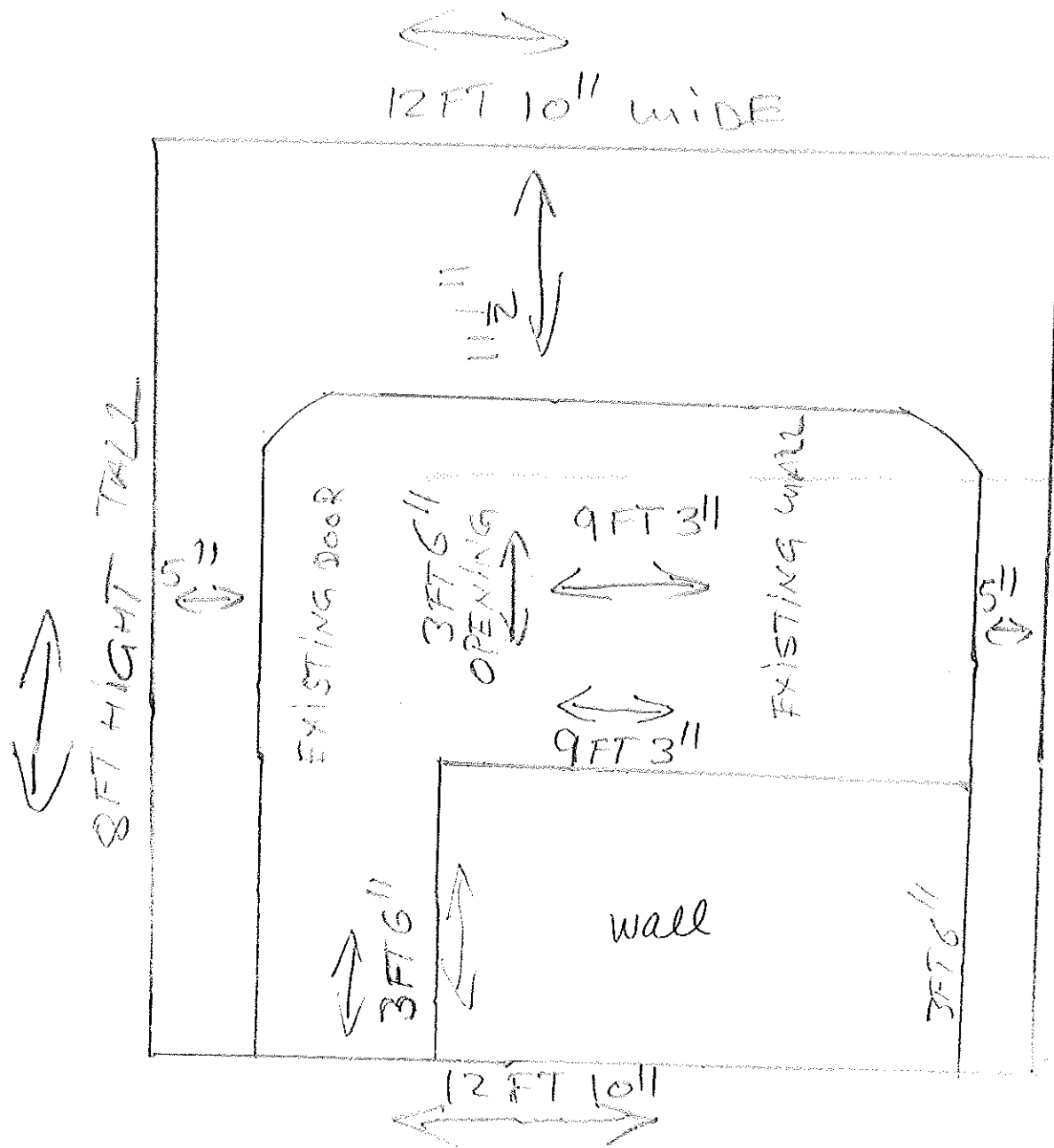
LivRm :	Bedrm1 :
DinRm :	Bedrm2 :
Kitchen :	Bedrm3 :
Fam/Rec :	Bedrm4 :
OtherRm :	Bedrm5 :

## LISTING INFORMATION

Broker# : 1000	Map : 376	Today : 5/25/98
Lister Initials : 001921	Block :	MLS# : 235583
Zoning : RES	Lot : A16	Status : C
Water Body :	Book : 3042	Sold Date :
Water Frto +/- :	Page : A13	Sold Price :

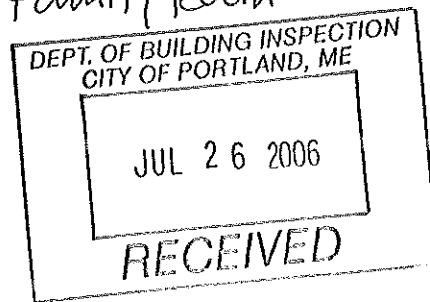
## ROOM LOCATIONS:

3rd Lvl :  
 2nd Lvl : 2nd Bdr, 3rd Bdr, Other Rm  
 1st Lvl : LivRm, DinRm, Kit, MBdr, Fam/Rec  
 Cnd Lvl :



Wall Elevation with New  
 partial opening ~~into~~ Kitchen to ~~from~~ Family Room

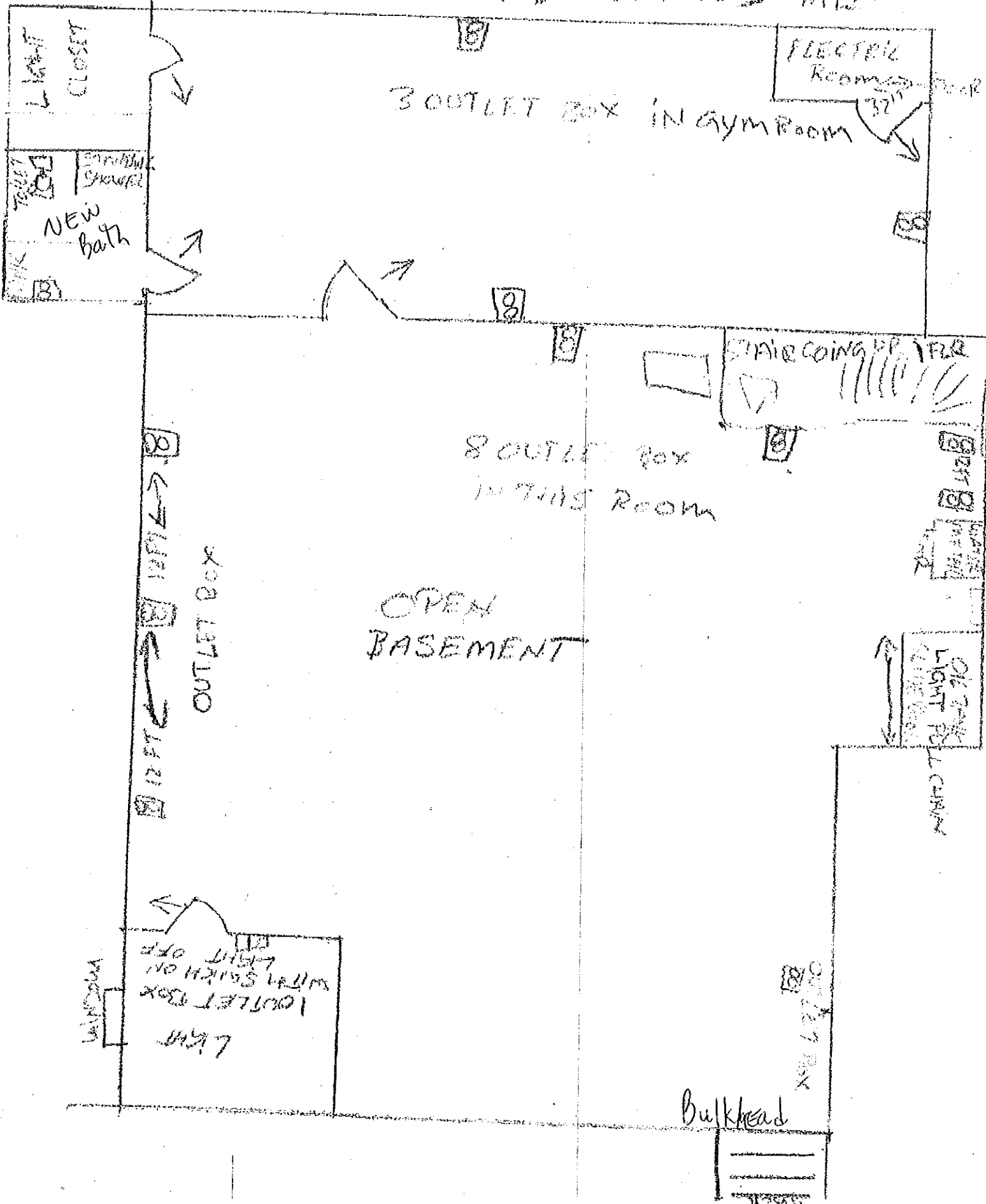
Assumed Non Bearing



117 Brook Rd.

MR SHARMA

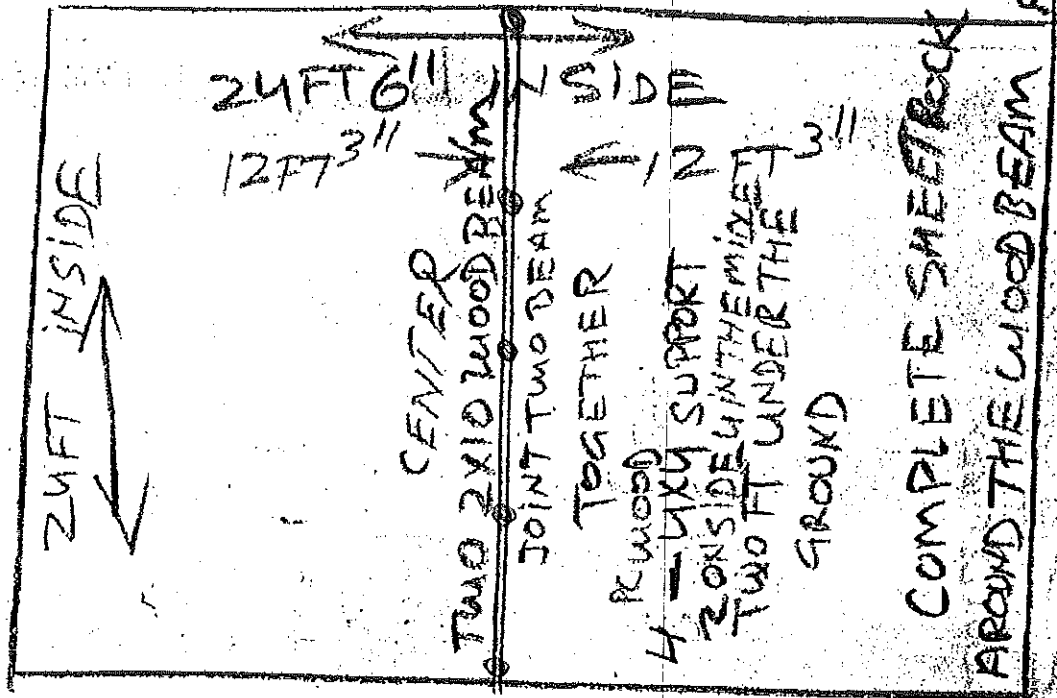
117 BROOK RD PORTLAND ME



JEANIE BOURKE

207-874  
8715

GARGE



1 FLOOR  
2-2X10 can span 6'+  
So 5 columns are needed

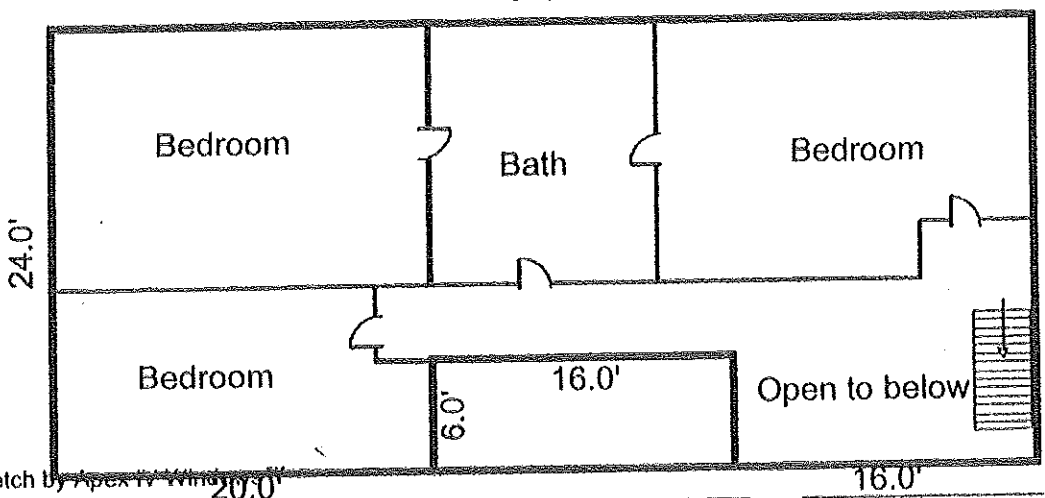
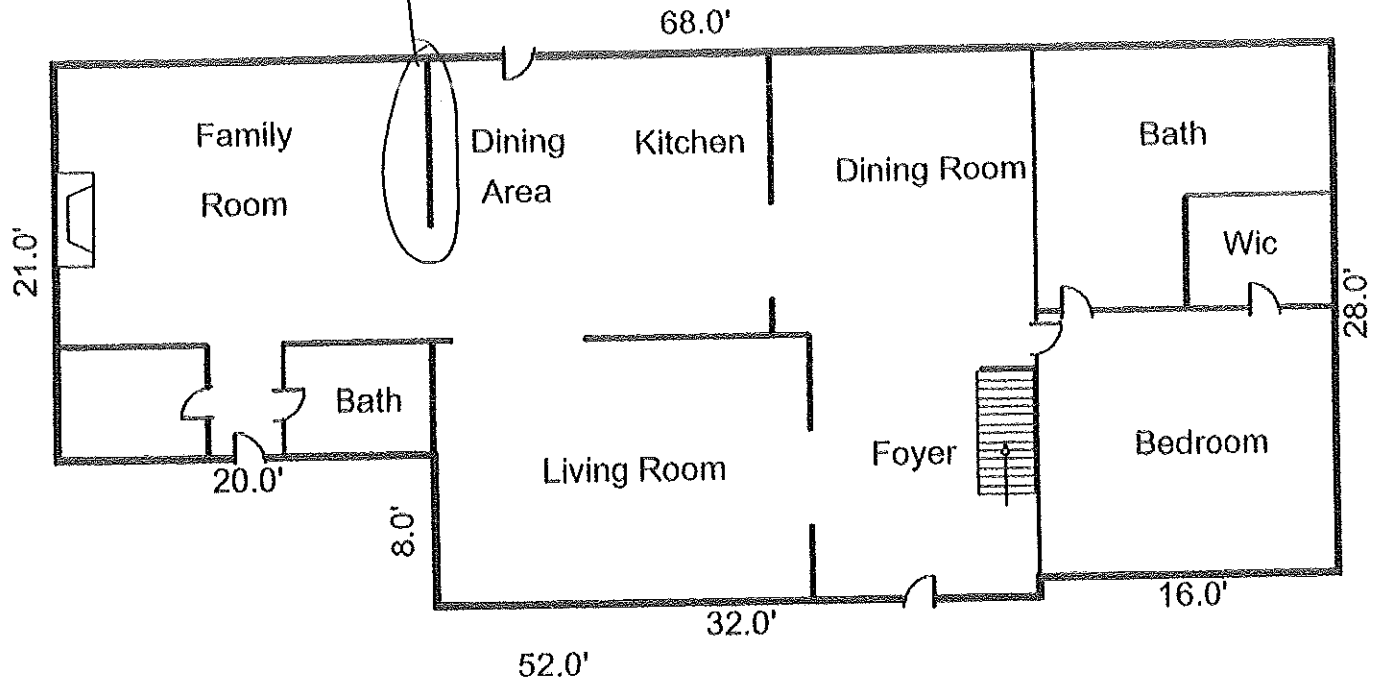
16" x 16" Footing pads required  
per Vick contractor  
7/28/06



*New partial wall opening*  
*Non Bearing wall Assumed*  
*minimal header (2-2x4) required unless Bearing wall*

FLOORPLAN

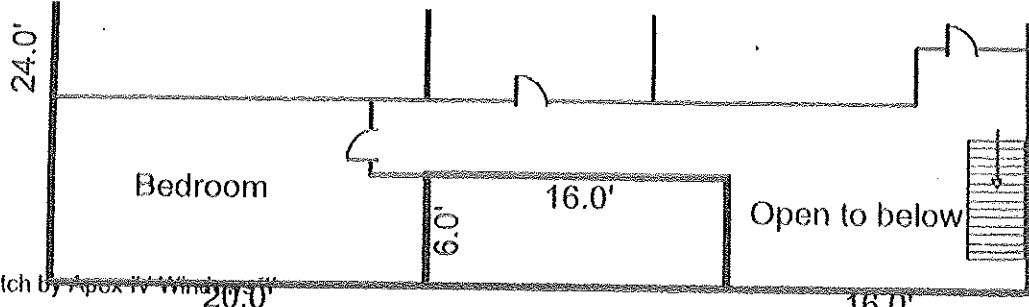
Owner: Sharma, Raj/Bina  
 Property Address: 117 Brook Road  
 City: Portland  
 Lender: Banknorth Mortgage  
 File No.: CS102377  
 Case No.:  
 State: ME  
 Zip: 04103



Sketch by Apex IV Windows

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	1796.00	1796.00
GLA2	Second Floor	1152.00	1152.00

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
29.0	x	32.0	928.00
16.0	x	28.0	448.00
20.0	x	21.0	420.00
Second Floor			
18.0	x	52.0	936.00
6.0	x	16.0	96.00
6.0	x	20.0	120.00



Sketch by Apex IV Wm

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	1796.00	1796.00
GLA2	Second Floor	1152.00	1152.00
TOTAL LIVABLE (rounded)			2948

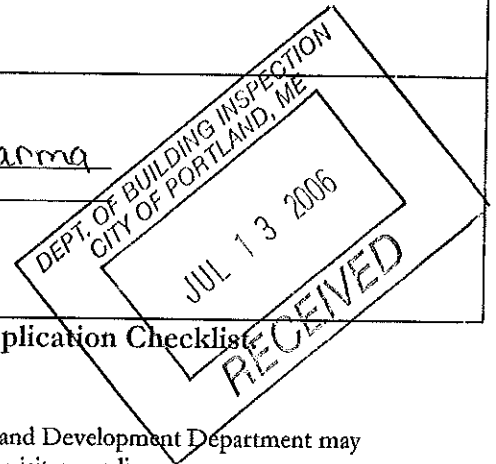
LIVING AREA BREAKDOWN			
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20.0	x	21.0	420.00
Second Floor			
18.0	x	52.0	936.00
6.0	x	16.0	96.00
6.0	x	20.0	120.00
6 Areas Total (rounded)			2948



# 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>117 BROOK ROAD PORTLAND, ME 04103</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>3,000 sq ft</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>376      A      A16</u>	Owner: <u>RAJ &amp; BINA SHARMA</u>	Telephone: <u>(207) 797-7917</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: <u>\$20 to \$25</u> Fee: \$ <u>270<sup>00</sup></u> C of O Fee: \$ _____
Current Specific use: _____ If vacant, what was the previous use? <u>Storage</u> Proposed Specific use: <u>Living Space (finish the Basement)</u> Project description: <u>Just make a living space for kids to hang out, watch TV, Gym Room, Bathroom.</u>		
Contractor's name, address & telephone: <u>Same as above</u>		
Who should we contact when the permit is ready: <u>Raj or Bina Sharma</u> Mailing address: _____ Phone: <u>797-7917</u>		



Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 of applicant: <u>R.K. Sharma</u>	Date: <u>7/13/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

**Card Number** 1 of 1  
**Parcel ID** 376 A016001  
**Location** 117 BROOK RD  
**Land Use** SINGLE FAMILY

**Owner Address** SHARMA RAJ & BINA SHARMA JTS  
 117 BROOK RD  
 PORTLAND ME 04103

**Book/Page** 16112/216  
**Legal** 376-A-16  
 BROOK RD  
 16045 SF

**Current Assessed Valuation For Fiscal Year 2006**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$65,140	\$197,840	\$262,980

**Estimated Assessed Valuation For Fiscal Year 2007\***

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$91,100	\$257,400	\$348,500

\* Value subject to change based upon review of property status as of 4/1/06.  
 The tax rate will be determined by City Council in May 2006.

**Property Information**

<b>Year Built</b> 1986	<b>Style</b> Cape	<b>Story Height</b> 1.5	<b>Sq. Ft.</b> 3003	<b>Total Acres</b> 0.368	
<b>Bedrooms</b> 3	<b>Full Baths</b> 3	<b>Half Baths</b>	<b>Total Rooms</b> 7	<b>Attic</b> None	<b>Basement</b> Full

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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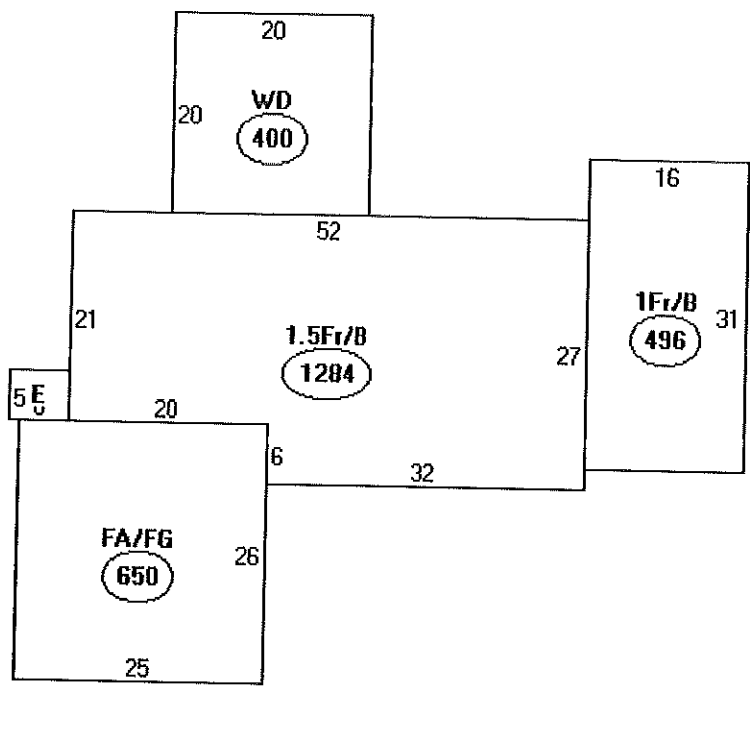
**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
03/21/2001	LAND + BLDING		16112-216
08/26/1998	LAND + BLDING	\$199,900	14094-066

**Picture and Sketch**

[Picture](#)      [Sketch](#)      [Tax Map](#)

[Click here](#) to view Tax Roll Information.



Descriptor/Area

A: 1.5Fr/B  
1284 sqft

B: WD  
400 sqft

C: 1Fr/B  
496 sqft

D: FA/FG  
650 sqft

E: EP  
30 sqft

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 3042 PAGE 413 COUNTY Cumberland  
PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ LOT \_\_\_\_\_

ADDRESS: 117 Brook Road, Portland, Maine

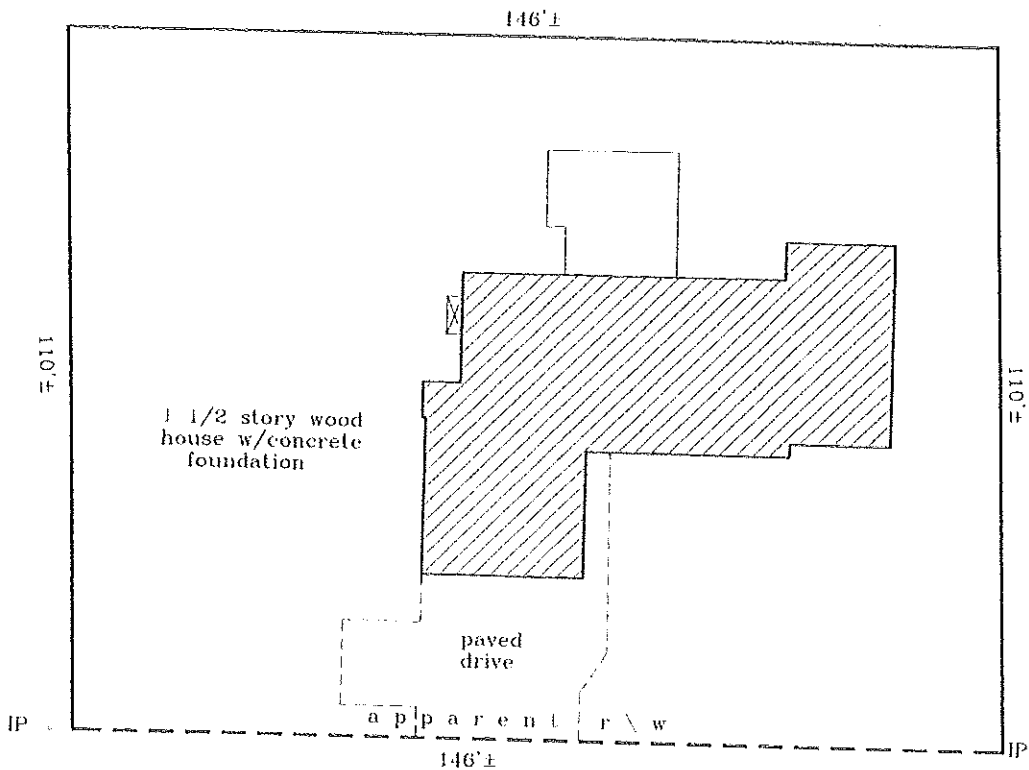
Job Number: 208-15

Inspection Date: 2-30-98

Scale: 1" = 30'

Buyer: Rei Sharma

Sellers: Marcus & Carole Disanto



Brook Road

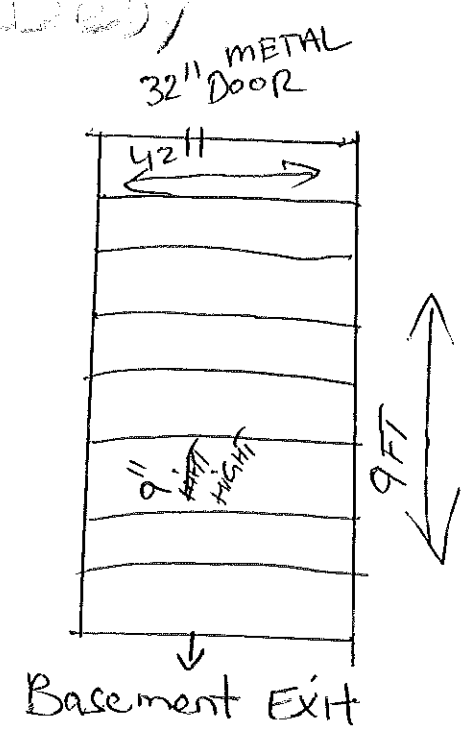
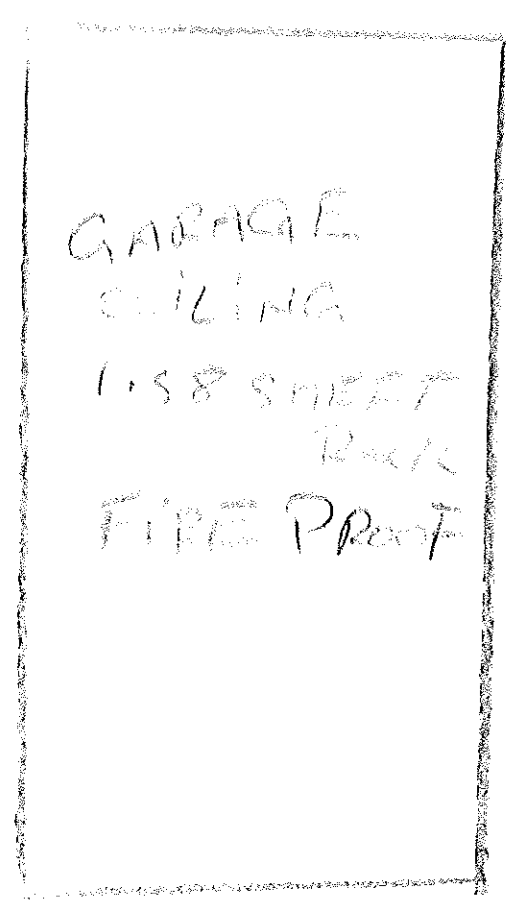
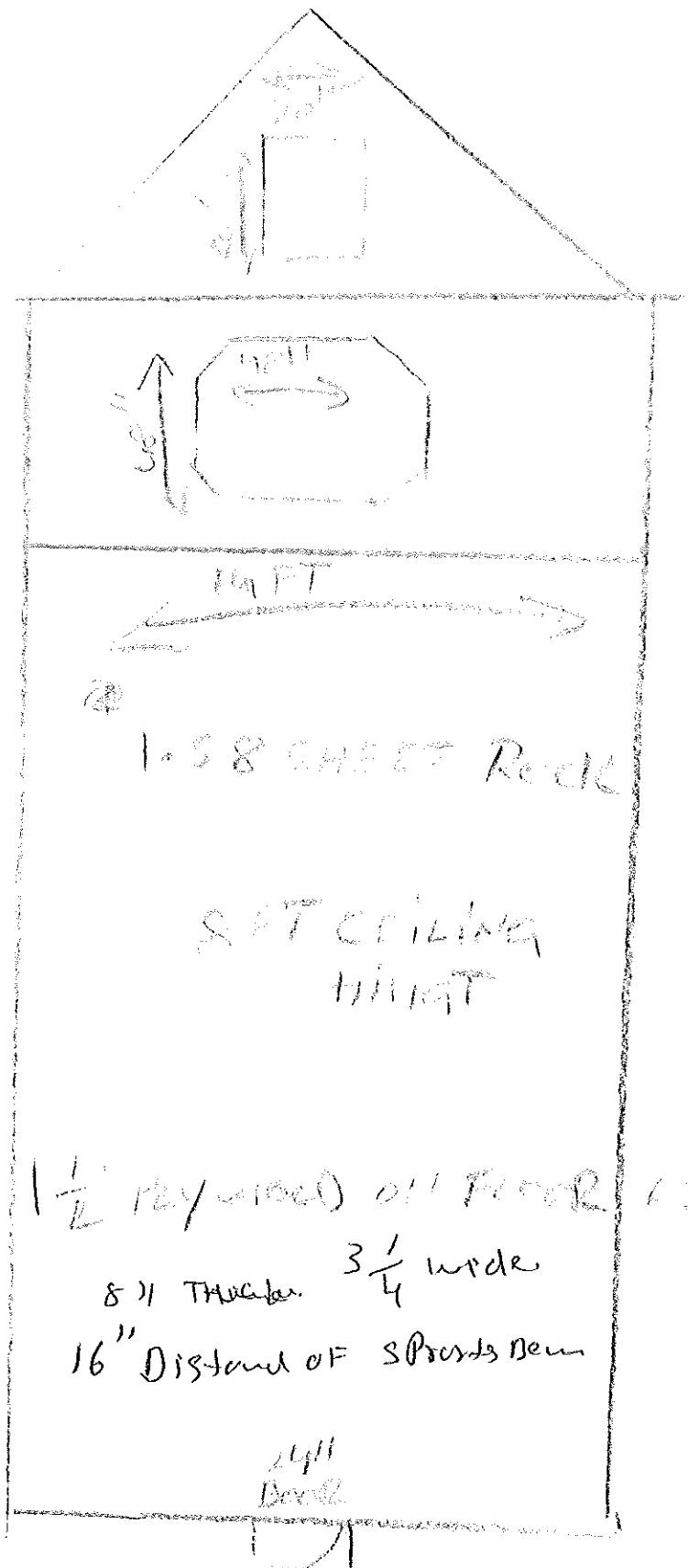
HEREBY CERTIFY TO: Guaranty Title Corp., GMAC,  
and its title insurer.

- Monuments found did not conflict with the deed description.
- The dwelling setbacks do not violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel 230051-0002B.
- The structure does not fall within the special flood hazard zone.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

copyright © 1994

**Livingston - Hughes**  
Professional Land Surveyors & Foresters  
88 Guinea Road



**Please call 874-8703 or 874-8693 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 initialzing 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
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- 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.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL:

376A016

Building Permit #:

061029

Q



# 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 \_\_\_\_\_  
 Permit # 2006-4681  
 CBL# 376-A-16

LOCATION: 117 Brook Rd METER MAKE & # \_\_\_\_\_  
 CMP ACCOUNT # 441-107-7016-012 OWNER RAJ KUMAR SHARMA  
 TENANT \_\_\_\_\_ PHONE # 207 797-7917

				TOTAL EACH FEE		
OUTLETS	→ 12	Receptacles	Switches	→ 6	Smoke Detector	.20
FIXTURES		Incandescent	Fluorescent		Strips	.20
SERVICES		Overhead	Underground		TTL AMPS <800	15.00
		Overhead	Underground		>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
						2.00
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
		0-25 Kva				5.00
TRANSFORMER		25-200 Kva				8.00
		Over 200 Kva				10.00
					TOTAL AMOUNT DUE	55
					MINIMUM FEE	35.00
					MINIMUM FEE/COMMERCIAL	45.00

CONTRACTORS NAME Owner MASTER LIC. # \_\_\_\_\_  
 ADDRESS 117 Brook Rd Portland, Me LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 797-7917

SIGNATURE OF CONTRACTOR [Signature]

[Signature]

# PLUMBING APPLICATION

Department of Health and Human Services  
Division of Environmental Health

## PROPERTY ADDRESS

Town or Plantation: **PORTLAND, ME 04103**  
Street Subdivision Lot #: **117 BROOK ROAD**

## PROPERTY OWNERS NAME

Last: **SHARMA** First: **RAJ**  
Applicant Name: **RAJ KUMAR SHARMA**

Mailing Address of Owner/Applicant (If Different): **117 BROOK RD**

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant

Date

PORTLAND

PERMIT # 9958

TOWN COPY

Date Permit Issued: **7/31/06**

\$ **1124**  If Double Fee Charged

Local Plumbing Inspector Signature: *[Signature]*

L.P.I. # **06811**

**316 A16**

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

## PERMIT INFORMATION

### This Application is for

- NEW PLUMBING
- RELOCATED PLUMBING

### Type of Structure To Be Served:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER - SPECIFY \_\_\_\_\_

### Plumbing To Be Installed By:

- MASTER PLUMBER
- OIL BURNERMAN
- MFG'D. HOUSING DEALER/MECHANIC
- PUBLIC UTILITY EMPLOYEE
- PROPERTY OWNER

LICENSE # \_\_\_\_\_

### Hook-Up & Piping Relocation Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

**OR**

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

**OR**

TRANSFER FEE  
[\$6.00]

Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
	Hosebibb / Sillcock		Bathtub (and Shower)
1	Floor Drain	1	Shower (Separate)
	Urinal		Sink
	Drinking Fountain		Wash Basin
	Indirect Waste		Water Closet (Toilet)
	Water Treatment Softener, Filter, etc.		Clothes Washer
	Grease / Oil Separator		Dish Washer
	Roof Drain		Garbage Disposal
	Bidet		Laundry Tub
	Other:		Water Heater
	Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
			Fixtures (Subtotal) Column 2
			<b>Total Fixtures</b>
			Fixture Fee
			Transfer Fee
			Hook-Up & Relocation Fee
			<b>Permit Fee (Total)</b>

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

DEPT OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
JUL 31 2006  
RECEIVED

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