

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that GREG & OLIVIA BIRD

Located At 459 ALLEN AVE (UNIT 4)

Job ID: 2011-12-2905-HVAC

CBL: 400-D-002-004

has permission to install a 120 Gallon LPG Tank

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 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

Fire Prevention Officer

12/20/2011
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

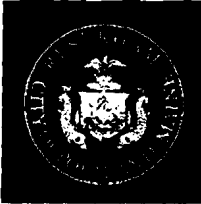
or email: buildinginspections@portlandmaine.gov

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. Tank Location
 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

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-12-2905-HVAC

Located At: 459 ALLEN AVE
UNIT 4

CBL: 400- D-002-004

Conditions of Approval:

Fire

1. Installation shall comply with City Code Chapter 10.
2. Fuel-fired boilers shall be protected in accordance with NFPA 101, *Life Safety Code*.
3. Installation shall comply with NFPA 211, *Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances*;
4. NFPA 54, *National Fuel Gas Code*;
5. NFPA 91, *Standard for Exhaust Systems for Air Conveying Vapors, Gases, Mists, and Noncombustible Particulate Solids*;
6. NFPA 70, *National Electrical Code*, and the manufacturer's published instructions.

Building

1. Tanks shall be installed per NFPA 58.
2. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-12-2905-HVAC	Date Applied: 12/12/2011	CBL: 400- D-002-004	
Location of Construction: 459 ALLEN AVE UNIT 4	Owner Name: GREG & OLIVIA BIRD	Owner Address: 459 ALLEN AVE # 4 PORTLAND, ME 04103	Phone:
Business Name:	Contractor Name: Down East Energy	Contractor Address: 172 Main St., South Portland, ME 04106	Phone: 799-5585
Lessee/Buyer's Name:	Phone:	Permit Type: HVAC	Zone: R-3 PRUD
Past Use: Entire property is 26 residential condos of which this is unit #4	Proposed Use: Same: one residential condo #4 of 26 residential condos - to install 120 gal LP tank	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Cayle Pitone 12-18-11</i>	Inspection: Use Group: <i>HVAC</i> Type: <i>NFPA 58</i> Signature: <i>[Signature]</i>
Proposed Project Description: install one 120 gallon gas tank		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Gayle	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.	Special Zone or Reviews <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: <i>12/13/11</i>	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 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>[Signature]</i>
	CERTIFICATION		

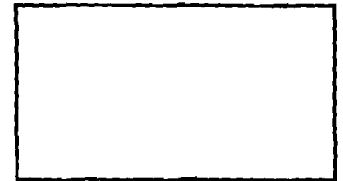
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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	PHONE



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



2011 12 29 05 68
R-3 PRUD

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location / CBL 400 D 000 004 Use of Building Private Date 12/2/11
 Name and address of owner of appliance Greg Oliveri Road 459 Allerton
Portland ME
 Installer's name and address Dan East Energy 170 Main St
South Portland Telephone 799-5585

Location of appliance:

- Basement
- Floor
- Attic
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name:

U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

The Type of License of Installer:

- Master Plumber # _____
- Solid Fuel # _____
- Oil # _____
- Gas # PNT 1445
- Other _____

Type of Chimney:

Masonry Lined
Factory built _____

Metal
Factory Built U.L. Listing # _____

Direct Vent
Type _____

Type of Fuel Tank

- Oil
- Gas

Size of Tank 120

Number of Tanks 1

Distance from Tank to Center of Flame _____ feet.

Cost of Work: \$ _____

Permit Fee: \$ 30.00

RECEIVED

DEC 12 2011

Dept. of Building Inspections
City of Portland Maine

Approved

Fire: _____

Ele.: _____

Bldg.: _____

Approved with Conditions

- See attached letter or requirement

Inspector's Signature

Date Approved

Signature of Installer

[Handwritten Signature]

White - Inspection

Yellow - File

Pink - Applicant's

Gold - Assessor's Copy



251-923-7152

Home Construction Contract

ASD
H/K
AM

November 8, 2011

Greg & Olivia Bird
459 Allen Ave.
Unit #4
Portland, ME 04103

Downeast Energy is pleased to quote the following to replace your existing Monitor heater:

Installation of: 1- Rinnai model ES22. This is a 21,500 BTU propane fired space heater and is to be installed in place of your existing Monitor using a Rinnai direct vent kit. This also requires that we use 1- Rinnai short extension kit and 90 degree elbow to install the unit in a kitty-corner position.

This price includes: All other necessary materials, taxes and permits. All workmanship would be guaranteed for 12 months from date of installation.

Total NET price installed (including all parts & labor): \$ 2,350.00.

CHANGE ORDERS: Any alteration or deviation from the above contractual specifications that results in a revision of the contract price will be executed only upon the parties entering into a written change order.

If Downeast Energy determines that asbestos needs to be removed, it must be done by a licensed asbestos abatement contractor. Downeast Energy will do the installation only after receiving written acknowledgement from the contractor that the asbestos has been properly abated.

PAYMENT: Due in full within 30 days from date of completion.

FINANCING AVAILABLE UPON CREDIT APPROVAL. WOULD YOU LIKE TO APPLY _____ **YES** _____ **NO**

NOTE: Special financing programs require that you purchase your total fuel requirements on automatic delivery from Downeast Energy for the duration of the financing term. Should you fail to purchase your total fuel requirements on automatic delivery from Downeast Energy, the outstanding balance is immediately due and payable.

ANY SPECIAL PAYMENT TERMS MUST BE APPROVED PRIOR TO INSTALLATION BY AN AUTHORIZED COMPANY REPRESENTATIVE.

QUOTATION VALIDITY: The above quote is firm for the period of 30 days. Beyond that period, quotes are subject to adjustment should there be a change in the various costs to us. Said changes would, of course, be confirmed by us prior to ordering.

WARRANTY: In addition to any additional warranties agreed to by the parties, the contractor warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for this location; constructed in a skillful manner and fit for habitation or appropriate use. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract.

RESOLUTION OF DISPUTES: If a dispute arises concerning the provisions of this contract or the performance by the parties, then the parties agree to settle this dispute by jointly paying for one of the following (check only one):

- Binding arbitration as regulated by the Maine Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrator's decision.
- Nonbinding arbitration, with the parties free to not accept the arbitrator's decision and to seek satisfaction through other means, including a lawsuit.
- Mediation, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve their differences.

CONSUMER PROTECTION INFORMATION: Maine law requires the Contractor to attach to this Contract a copy of the Attorney General's consumer protection information on home construction and repair, which includes information on contractors successfully sued by the State, as provided on the Attorney General's publicly accessible website, **unless the parties agree otherwise**. We agree that we will not attach this information to this contract. You may access these pages at: http://www.maine.gov/ag/consumer/housing/home_construction.shtml, or by calling the Attorney General's telephone number - (207)626-8800, (TTY: 207-626-8865).

IF PROPOSAL IS ACCEPTED, PLEASE SIGN AND RETURN ONE COPY.

SIGNATURE: _____
(homeowner or lessee)

DATE: _____

SIGNATURE: _____
(contractor or authorized representative)

DATE: _____

COMPANY: Downeast Energy

ADDRESS: 172 Main St., South Portland, ME 04106

NAME: Steve Trudelle

TELEPHONE: 799-5585

Billing Contact

Name: Greg & Olivia Bird
 Address: 459 Allen Ave
Unit #4
Portland, ME 04103

Customer #: 1671222
 Telephone: (251)923-7082
 E-Mail: _____
 Since: 11/09/2011

Classification
 Division: 30 - S. Portland Regular Cus
 Type: 1 - Residential
 Category: 0 - Category: 0 Customer
 Last Log
 May 29 2011 2:00PM by hdaught

Balances
 Balance: \$0.00
 Installment Balance: \$0.00
 Security Deposit Balance: \$0.00
 Pre-buy Balance: \$0.00

More Info
 Sort Code
 Referral S

- Summary
- Billing
- Delivery
- Service
- Locations
- Log
- Transactions
- Equipment
- Documents
- Contact Info

Summary

Transaction History

Event Date	Posting Code	Description	Reference #	Net Amount	Open Amount	Running Balance	Units	Price Status	TLS	Adjusted/Pending

Delivery Summary - Delivery Order

Tank Info
 Size: 120 Product: 7 - PROPANE
 ITS Product: _____
 Del. Stop: _____ Reinst. Date: _____

Order Info
 Ticket #: 53749
 Status: Printed

Last Delivery
 Date: _____ Units: 0

Estimations
 Due: _____ DD Due: 0
 Run Out: _____ DD Run Out: 0
 Est. Inventory: 0 Est. Days: 0
 Tank Gauge: 0/8 0% HOLD

Pricing
 Price: \$329.900000 Type: _____

Forecast Info
 Method: Automatic - Degree Day

Service Summary - Service Order

Definition: _____
 Instructions: RINNAI

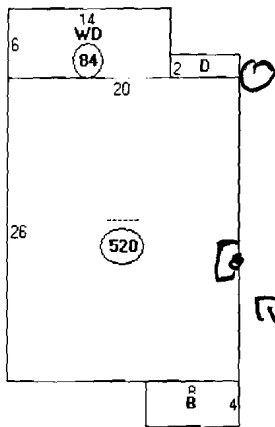
Contract: _____ Renewal Date: _____
 Last Service Reason: _____ Last Service Date: _____

Outstanding Work Orders

WO#	Reason 1	Logged	Scheduled	Req. From	Req. To	Sched. Arrival	Sched. Completion	Pegasus Call Status
1	64671 180-Propane	11/29/2011	12/14/2011	08:30	08:31			Unassigned
2	64668 140-Setup LP	11/29/2011	12/14/2011	08:30	08:31			Unassigned

Delivery:
 1. 459 ALLEN AVE . F
 2. 459 ALLEN AVE . F

Service:
 1. 459 ALLEN AVE PC
 2. 459 ALLEN AVE PC



Descriptor/Area

- A:
520 sqft
- B: OFF
32 sqft
- C: WD
84 sqft
- D: FBAY
12 sqft

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8186

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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:

Services

[Applications](#)

[Doing Business](#)

[Maps](#)

[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

CBL 400 D002004
Land Use Type RESIDENTIAL CONDO
Property Location 459 ALLEN AVE UNIT 4
Owner Information BEAUPRE JOHN D
 459 ALLEN AVE # 4
 PORTLAND ME 04103
Book and Page 28812/025
Legal Description 400-D-2 401-A-20
 ALLEN AVE 459-467
 UNIT # 4 RESIDENCES AT
 459 ALLEN AVE CONDO
Acres 0

Current Assessed Valuation:

TAX ACCT NO. 41108 **OWNER OF RECORD AS OF APRIL 2011**
 SKOG DIANE E
LAND VALUE \$27,400.00 459 ALLEN AVE # 4
BUILDING VALUE \$109,600.00 PORTLAND ME 04103
HOMESTEAD EXEMPTION (\$10,000.00)
NET TAXABLE - REAL ESTATE \$127,000.00
TAX AMOUNT \$2,321.56

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Building 1
Year Built 1986
Style/Structure Type TOWNHOUSE END
Stories 2
Bedrooms 2
Full Baths 1
Half Baths 1
Total Rooms 4
Attic NONE
Basement PIER/SLAB
Square Feet 1052

[View Sketch](#)

[View Map](#)

[View Picture](#)



Sales Information:

Sale Date	Type	Price	Book/Page
7/11/2011	LAND + BUILDING	\$154,000.00	28812/025
9/21/2009	LAND + BUILDING	\$172,000.00	27266/152
8/20/2008	LAND + BUILDING	\$0.00	26287/40
8/4/2004	LAND + BUILDING	\$159,000.00	21633/143
5/1/1997	LAND + BUILDING	\$65,000.00	13056/347
9/16/1991	LAND + BUILDING	\$65,000.00	9716/69

[New Search](#)



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

December 12 2011

Received from 1234567890

Location of Work 45 Industrial Ave #4

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

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

Other _____

CBL: 400 D 007004

Check #: 1234567890 Total Collected \$ 20.00

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

Taken by: [Signature]

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