

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that **HIGGINS BUILDERS, INC.**

Located At 74 GERTRUDE AVE

Job ID: 2012-08-4689-SF

CBL: 402- D-006-001

has permission to New 2 Story, 3 bed, 2 bath 264 sq ft Garage SFH
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

Fire Prevention Officer


Code Enforcement Officer / Plan Reviewer

10-12-12

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



PORTLAND MAINE

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

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4689-SF

Located At: 74 GERTRUDE AVE

CBL: 402- D-006-001

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. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.
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. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
3. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.

Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
- 6. Sprinkler requirements**
7. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.

8. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.
9. Application requires State Fire Marshal approval.

DRC

Planning Department Conditions of Approval

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
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. 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.
5. 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.
6. 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.
7. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions i.e., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
8. Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
9. 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.
10. 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.
11. The site shall be developed and maintained as depicted on the approved site plan, written submission of the applicant, and these written conditions of approval. The modification of the approved site plan or alteration of a parcel which was the subject of site plan approval shall require the prior approval of a revised site plan by the Planning Authority.

Planning Department Conditions of Approval

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
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. 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.
5. 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.
6. 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.
7. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions i.e., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
8. Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
9. 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.
10. 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.
11. The site shall be developed and maintained as depicted on the approved site plan, written submission of the applicant, and these written conditions of approval. The modification of the approved site plan or alteration of a parcel which was the subject of site plan approval shall require the prior approval of a revised site plan by the Planning Authority.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4689-SF	Date Applied: 8/10/2012	CBL: 402- D-006-001	
Location of Construction: 70 GERTRUDE AVE (New lot split from 74)	Owner Name: HIGGINS BUILDERS, INC.	Owner Address: PO BOX 8142 PORTLAND, ME 04104	Phone: 207-838-5870
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Vacant lot split from 74 Gertrude	Proposed Use: New Single family home – build new two story (28' x 28') single family home with 12' x 22' attached, one story garage	Cost of Work: 115000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	Inspection: Use Group: R-3 Type: SB IRC 09
Proposed Project Description: New 2 Story, 3 bed, 2 bath 264 sq ft Garage SFH		Signature: <i>Capt. Pomi</i> Pedestrian Activities District (P.A.D.)	

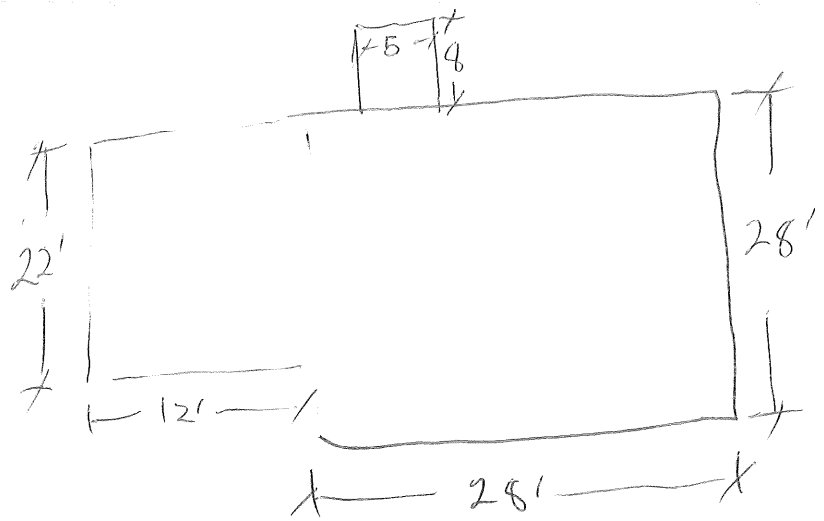
Permit Taken By: Lannie	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetlands <i>N/A</i> <input type="checkbox"/> Flood Zone <i>part of zone</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>Level I Minor Res.</i> <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/condi. 8/10/12 ABM</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>ABM</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 appication 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

10-18-12 CF

OK



10/25 Inspected for Backfill - approved CF
 Plumbing pressure test - passed

11-28-12 DWM/BKL Tim 838-5870 close-in OK provide brass valves

3-5-13 CF/BKL/R

- PHOTO SMOOKES
- ELEC. ISSUES
- AIR GAP @ SINK

Gayle Guertin - 74 Gertrude Avenue, Higgins Single Family Project - BP Issuance

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 10/11/2012 3:37 PM
Subject: 74 Gertrude Avenue, Higgins Single Family Project - BP Issuance

402 E 011

Hi all, this project, site plan #2012-08-4689-SF and 2012-560, the Higgins single family home and the 14-403 street extension projects, meet minimum DRC site plan requirements for the issuance of the building permit. All conditions of approval prior to the issuance of the building permit have been met. Please see 1S for sign offs.

Feel free to contact me with any questions. Thanks.

Phil

2012 - 08 - 4689

Project Address: Gertrude Avenue, Portland, Maine		
Total Square Footage of Proposed Structure/Area: 1,120 sf	Area of lot (total sq. ft.): Garage: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Sq. Ft.: <u>264 sf</u>	Number of Stories: <u>2</u> Number of Bathrooms: <u>2</u> Number of Bedrooms: <u>3</u>
Tax Assessor's Chart, Block & Lot(s): Chart# <u>402</u> Block # <u>D</u> Lot # <u>6, 11</u>	RECEIVED AUG 10 2012 Dept. of Building Inspections City of Portland Maine	
Current legal use: <u> </u> Vacant Land <u> </u> Number of Residential Units <u> 1 </u> If vacant, what was the previous use? <u> n/a </u> Is property part of a subdivision? <u> no </u> If yes, please name <u> </u> Project Description: Single Family Residential House (2-story).		
Applicant – must be owner, Lessee or Buyer Name: Tim Higgins Business Name: Higgins Builders Address: P.O. Box 8142 City/State : Portland, Maine Zip Code: 04104		Applicant Contact Information Work # (207) 657-6910 (applicant's agent) Home# Cell # (207) 838-5870 (applicant) e-mail: mcasto@gorrillpalmer.com (applicant's agent)
Owner – (if different from Applicant) Name: Address: City/State : Zip Code:		Owner Contact Information Work # Home# Cell # e-mail:
Billing Information Name: See Applicant/Owner Info Above Address: City/State : Zip Code: Phone Number:		Contact when Building Permit is Ready: Name: See Applicant/Owner Info Above Address: City/State : Zip Code: Phone Number:

DEVELOPMENT REVIEW FEES:

Payment may be made in cash, credit card or check addressed to the City of Portland.

Level I Minor Residential Site Plan	Fees Paid:
1. Application Fee - \$300.00	\$ <u>300</u>
2. Inspection Fee - \$100.00 (for site plan inspection by the Planning Division)	\$ <u>100</u>
3. Certificate of Occupancy Fee - \$75.00	\$ <u>75</u>
4. Building Permit (Cost of Work)	\$ <u>1,170</u>
Total Due:	\$ <u>1,645</u>
Building Permit Fee - \$30 for the first \$1,000 construction cost - \$10 every additional \$1,000.	
Performance Guarantee - Exempt except for those projects that complete construction in the winter and the site work is incomplete.	

Please submit all of the information outlined on the applicable Checklist, shown on Page 4 and 5 of this Application. In addition, a CD or PDF (e-mailed to buildinginspections@portlandmaine.gov) of the entire Application, including all plans, must be submitted with the Application. Failure to do so may result in the automatic denial of your permit.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.

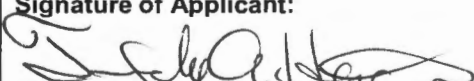
Property Taxes:

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 a permit of any kind is accepted.

Separate Permits:

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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 Planning Authority and Code Enforcement'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: 	Date: August 8, 2012
---	--------------------------------

This is not a permit - you may not commence any work until the permit is issued.

(A CD or PDF (e-mailed to buildinginspections@portlandmaine.gov) of the entire application, including all plans, must be submitted with the application.)

General Submittal Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
X		2	Completed application form and check list.
X		1	Application fees.
X		2	Evidence of right, title and interest.
n/a		2	Copies of required state and/or federal permits.
X		2	Written Description of existing and proposed easements or other burdens.
X		2	Written requests for waivers from individual site plan and/or technical standards.
X		2	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.

Site Plans and Boundary Survey Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
X		3	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
			<ul style="list-style-type: none"> ▪ Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone. ▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone). ▪ Location and dimension of existing and proposed paved areas. ▪ Proposed ground floor area of building. ▪ Finish floor elevation (FEE) or sill elevation. ▪ Exterior building elevations (show all 4 sides). ▪ Existing and proposed utilities (or septic system, where applicable) ▪ Existing and proposed grading and contours. ▪ Proposed stormwater management and erosion controls. ▪ Total area and limits of proposed land disturbance. ▪ Proposed protections to or alterations of watercourses. ▪ Proposed wetland protections or impacts. ▪ Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).

		▪ Existing and proposed curb and sidewalk, except for a single family home.
		▪ Existing and proposed easements or public or private rights of way.
		▪ Show foundation/perimeter drain and outlet.
		▪ Additional requirements may apply for lots on unimproved streets.

Building Permit Submittal Requirements –Level I: Minor Residential Development

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
X		1	One (1) complete set of construction drawings must include:
			▪ Cross section with framing details
			▪ Floor plans and elevations to scale
			▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
			▪ Window and door schedules
			▪ Foundation plans w/required drainage and damp proofing , if applicable
			▪ Detail egress requirements and fire separation, if applicable
			▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
			▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
			▪ As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
			▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

**** Reminder: ****

1. **A CD or PDF of the entire application, including all plans, must be submitted with the application.**
2. Separate permits are required for internal and external plumbing, HVAC, and electrical installations.
3. Please submit all of the information outlined in this application checklist.
4. If the application is incomplete, the application may be refused.
5. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Stephen A. MacKenzie and Carol J. MacKenzie

of 74 Gertrude Avenue, Portland, ME 04103

for consideration paid, grants to **Higgins Builders, Inc.**

of P.O. Box 8142, Portland, ME 04104

with **warranty covenants**, land in the City of Portland, County of Cumberland, and State of Maine, described on the attached **EXHIBIT A**.

WITNESS our/my hand(s) and seal(s) this 27th day of July, 2012.

Signed, Sealed and Delivered in presence of:

Kristen A Conant
(to both)

Stephen A MacKenzie
Stephen A. MacKenzie
Carol MacKenzie
Carol J. MacKenzie

STATE OF MAINE

July 27, 2012

COUNTY OF Cumberland

Then personally appeared the above named Stephen A. MacKenzie and Carol J. MacKenzie and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Kristen A Conant
Notary Public
Printed Name: _____
My Commission Expires: _____

Exhibit A

A CERTAIN lot or parcel of land situated on the northerly side of Gertrude Avenue in the City of Portland, County of Cumberland and State of Maine and bounded and described as follows:

Beginning at a point on the northerly sideline of Gertrude Avenue at the southeasterly corner of land now or formerly of MADD LLC and Diversified Properties, Inc. as described in deed recorded in the Cumberland County Registry of Deeds in Book 28230, Page 89;

Thence, N 37°20'26" W along land of said MADD LLC and Diversified Properties, Inc. 98.72 feet to land now or formerly of LL Bean, Inc. as described in deed recorded in the Cumberland County Registry of Deeds in Book 23553, Page 60;

Thence, N 53°04'06" E along land of said LL Bean, Inc. 70.00 feet;

Thence, S 37°20'26" E across land now or formerly of Carol J. MacKenzie and Stephen A. MacKenzie 98.22 feet to the northerly sideline of Gertrude Avenue;

Thence, S 52°39'35" W along the northerly sideline of said Gertrude Avenue 70.00 feet to the point of beginning. Containing 6,893 sq. ft.

Basis of bearings: Magnetic 1942

Reference is hereby made to a Quitclaim with Covenant Deed from Carol J. MacKenzie fka Carol DeVere, dated May 1998, and recorded May 12, 1998, in Book 13811, Page 134 in the Cumberland County Registry of Deeds.



August 6, 2012

Mr. Al Palmer
Gorrill-Palmer Consulting Engineers, Inc.
P.O. Box 1237
15 Shaker Road
Gray, Maine 04039

RE: Financial Capacity for Tim Higgins – Higgins Builders, Inc.

Dear Mr. Palmer:

I am writing this letter on behalf of Mr. Tim Higgins of Higgins Builders, Inc. to address the financial capacity of Mr. Higgins to obtain the letter of credit necessary to complete the work associated with the Gertrude Street project in Portland, Maine.

Please be advised that Mr. Higgins has a comprehensive banking relationship with Gorham Savings Bank and has demonstrated superior financial management of several accounts and services.

In my professional opinion, subject to final underwriting, Mr. Higgins has adequate financial capacity to obtain the letter of credit required by the City of Portland to complete the work necessary for the Gertrude Street project.

Please don't hesitate to contact me if I can be of any further assistance on this matter. I can be reached by dialing (207) 222-1469 or (207) 221-8956.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack N. Lufkin", written over a horizontal line.

Jack N. Lufkin
Vice President, Regional Bank Officer
Gorham Savings Bank

cc: Mr. Tim Higgins
File



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , BusinessName: Gertrude - Higgins, Check Number: 2736

Tender Amount: 1645.00

Receipt Header:

Cashier Id: ldobson

Receipt Date: 8/13/2012

Receipt Number: 47011

Receipt Details:

Referance ID:	7604	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-08-4689-SF - New 2 Story, 3 bed, 2 bath 264 sq ft SFH			
Additional Comments: Gertrude			

Referance ID:	7605	Fee Type:	BP-MSFSR
Receipt Number:	0	Payment Date:	
Transaction Amount:	300.00	Charge Amount:	300.00
Job ID: Job ID: 2012-08-4689-SF - New 2 Story, 3 bed, 2 bath 264 sq ft SFH			

Additional Comments: Gertrude

Referance ID:	7606	Fee Type:	BP-INSP
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00

Job ID: Job ID: 2012-08-4689-SF - New 2 Story, 3 bed, 2 bath 264 sq ft SFH

Additional Comments: Gertrude

Referance ID:	7608	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	1170.00	Charge Amount:	1170.00

Job ID: Job ID: 2012-08-4689-SF - New 2 Story, 3 bed, 2 bath 264 sq ft SFH

Additional Comments: Gertrude

Thank You for your Payment!

August 8, 2012

Barbara Barhydt
Development Review Services Coordinator
Portland Planning Division
4th Floor, Portland City Hall
389 Congress Street
Portland, Maine 04101

Subject: Gertrude Avenue Improvements and Construction of a Single-Family House
Level I Minor Residential Application

Dear Barbara,

Gorrill-Palmer Consulting Engineers, Inc. is pleased to submit the attached Level I- Minor Residential Site Plan Application for the construction of a single family house on behalf of our client, Tim Higgins, Higgins Builders (applicant). A corresponding Level I- Site Alteration Application for the construction of a 70 foot section of Gertrude Avenue to City Standards has also been submitted under separate cover. Mr. Higgins is seeking to extend Gertrude Avenue by 70 feet in order to provide adequate frontage for the proposed development.

Project Description

Access to the lot will be from Gertrude Avenue, off of Washington Avenue. Currently, Gertrude Avenue is an Accepted City Street up to the frontage of the proposed development. The applicant proposes to construct an additional 70 feet of Gertrude Avenue to City standards in order to provide the necessary frontage along an accepted City Street to construct a single family residence.

Zoning

The project is located in the R-3 Residential Zone. Single-family detached dwellings are a permitted use in the R-3. The lot is 6,893 sf. The proposed development meets all applicable frontage and setback requirements of the R-3 zone.

Right, Title and Interest

We have enclosed a copy of the Warranty Deed granting the site on which the single family house is proposed to Higgins Builders from Stephen A. MacKenzie and Carol J. MacKenzie.

2719/Gertrude Ave

State and Federal Permits

No State or Federal Permits are required for this proposal.

Existing and/or Proposed Easements or Other Burdens

No new easements are proposed as part of this project. According to the submitted boundary survey, there are no existing easements or encumbrances on the site on which the single family house is proposed.

Waivers

The applicant requests a waiver from the requirement that two street trees be planted in the City ROW. Due to site constraints, the applicant proposes planting the two trees inside the property line. The proposed location of the trees has been shown on the enclosed site plan.

Financial Capacity

We have attached a letter from John Lufkin, Vice President and Regional Bank Officer of Gorham Savings Bank as evidence of financial capacity. Higgins Builders has constructed numerous single-family residential projects in the area and has adequate technical capacity to complete the project.

Fire Safety

In accordance with NFPA 13D and City of Portland standards, the proposed building will be sprinkled. Access will be from Gertrude Avenue, which will be constructed to City standards providing adequate width for emergency vehicle access. There is a hydrant located at the corner of Washington Avenue and Mona Road, opposite Gertrude Avenue. The proposed development is not located in Fire Districts 1 or 2.

Site Plan Standards

The following provides a description of the project according to applicable site plan standards of Section 14-526 of the City of Portland Land Use Code:

- a. **Transportation:** Gertrude Street will be constructed to City standards and is proposed to connect seamlessly into the existing street and adjacent street network. The proposed development will provide safe access via a single driveway from Gertrude Avenue. The driveway is proposed at 10 feet wide at the property line and is located 33 feet from the nearest adjacent driveway. Two off-street parking spaces meeting applicable dimensional requirements are provided.
- b. **Environmental Quality:** No significant natural features, as defined in Section 14-526 (b) 1 of the Land Use Code would be impacted by the proposed development. Two

new street trees are proposed along the property frontage inside the property line. The property will be regarded as shown on the enclosed Grading and Drainage Plan.

- c. **Public Infrastructure and Community Safety:** To the best of our knowledge, no master plans and facilities plans, as listed in Section 15 of the Technical Manual apply to this project. The applicant proposed to extend the existing sewer line under Gertrude Avenue. The applicant proposed to replace the existing culvert under Gertrude Avenue, as shown on the plans. The design and orientation of the house and property provide clear delineation between public and private space. The design includes windows on all four sides of the structure, providing adequate opportunity for surveillance of outside spaces, in accordance with CPTED principles. Adequate access for emergency vehicles is provided via Gertrude Avenue. The building will be sprinkled in accordance with NFPA 13 D. Water for domestic use and the required sprinkler system will be supplied from the existing water line along Gertrude Avenue via a 1 ½" connection.

- d. **Site Design Standards:** The site is not located within a designated historic district and will not impact a designated historic landscape. Elevation drawings of the proposed structure are enclosed.

Conclusion

As required by the City of Portland Code of Ordinances, Gorrill-Palmer Consulting Engineers, Inc. submits the enclosed application materials for your review. We look forward to discussing this and any other project-related matters with you.

Please feel free to contact our office with any questions.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Molly Casto, AICP
Senior Planner

Ann Machado - Re: Looking for a new address for a new lot

From: Michelle Sweeney
To: Ann Machado
Date: 8/27/2012 1:26 PM
Subject: Re: Looking for a new address for a new lot

Hi Ann,
I will assign the new lot #70 Gertrude Ave.

Michelle

>>> Ann Machado 8/17/2012 8:12 AM >>>
Michelle -

A new single family lot has been split off of an existing single family lot. The existing single family is 74 Gertrude Avenue and the original CBL is 402-D-006, 007, 008, & 009. The new lot is going to be CBL 402-D-006 and part of 007. It falls between 64 Gertrude and 74 Gertrude. Dave Margolis-Pineo should have received the site plan but I can send you a pdf of it if that would help.

Thanks.

Ann

Applicant: Tim Higgins - Higgins Builders.

Date: 8/17/12

Address: Split from 74 Gertrude Ave
(will be 66-70)

C-B-L: Original lot - 402-D-6,7,8,9
new lot will be 402-D-006
old lot will be 402-D-007

CHECK-LIST AGAINST ZONING ORDINANCE

permit # 2012-08-4689

Date - New.

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build new 2 story single family 28x28 - w/ single story attached

Garage 12'x22.

Sewage Disposal - public

Lot Street Frontage - 50' min - ~~13~~ 70' street (OK)

Front Yard - 25' min - 32' scaled (OK) to front steps.

Rear Yard - 25' min - 25' scaled to deck (OK)

Side Yard - 1 or 1/2 story - 8' min - 15' on left (OK)
2 story - 14' min - 15' on right - 14' to duct stairs

Projections - 5'x8' bulkhead, 12x8 deck, 1.75x4 steps, front entry 6x5

Width of Lot - 65' min - 70' (OK)

Height - 35' max - 24' scaled (OK)

Lot Area - 6500 sq ft - 6893 sq ft (OK)

Lot Coverage Impervious Surface - 35% = 2,412.55 sq ft - OK = 1221 sq ft

Area per Family - 6500 sq ft (OK)

Off-street Parking - 2 spaces required - 1 car garage 12'x22' area beyond 25' setback (OK)

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 - zone X.

28x28 = 784
12x22 = 264
5x8 = 40
12x8 = 96
6x5 = 30
1.75x4 = 7

Original Horse Lot - new lot split from

Owner
Applicant: Carol & Stephen Mackenzie

Date: 8/17/12

Address: 74 Gertrude Ave

C-B-L: original 402-D-006, 007, 008, 009
new 402-D-007, 008, 009

CHECK-LIST AGAINST ZONING ORDINANCE

part of permit 2012-084689

Date - house built 1950

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - existing 1/2 story house w/ attached 3 car garage - 1/2 stories

Sewage Disposal -

Lot Street Frontage - 50' min. - ~~75' street~~ 130' (OK)

Front Yard - > NA

Rear Yard -

Side Yard - - 8' required - 39' to garage (OK)

Projections -

Width of Lot - - 65' min - 130' (OK)

Height -

Lot Area - 6500 Φ - ~~6893~~ 19,601 (original) - 6853 (proposed lot) - 12,708 Φ (OK)

Lot Coverage/Impervious Surface - 35% = 4447.8 Φ - existing 2804 Φ (OK)

Area per Family - 6500 (OK)

Off-street Parking - 2 spaces - 3 car garage OK

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection -

Flood Plains -

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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:

new house 006 then 64-74
old house 007

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	402 D006001
Land Use Type	SINGLE FAMILY
Property Location	74 GERTRUDE AVE
Owner Information	MACKENZIE CAROL A & STEPHEN A JTS 74 GERTRUDE AVE PORTLAND ME 04103
Book and Page	13811/134
Legal Description	402-D-6-7-8-9 GERTRUDE AVE CALLED 74
Acres	0.4476
Tax Relief	19499 SF

Current Assessed Valuation:

TAX ACCT NO.	41356	OWNER OF RECORD AS OF APRIL 2012
LAND VALUE	\$79,600.00	MACKENZIE CAROL A & STEPHEN A JTS
BUILDING VALUE	\$212,600.00	74 GERTRUDE AVE PORTLAND ME 04103
HOMESTEAD EXEMPTION	(\$10,000.00)	
NET TAXABLE - REAL ESTATE	\$282,200.00	
TAX AMOUNT	\$5,311.00	

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

Building Information:

Building 1	
Year Built	1950
Style/Structure Type	BUNGALOW
# Stories	1
# Units	1
Bedrooms	2
Full Baths	2
Total Rooms	7
Attic	FULL FINSH
Basement	FULL
Square Feet	2443

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



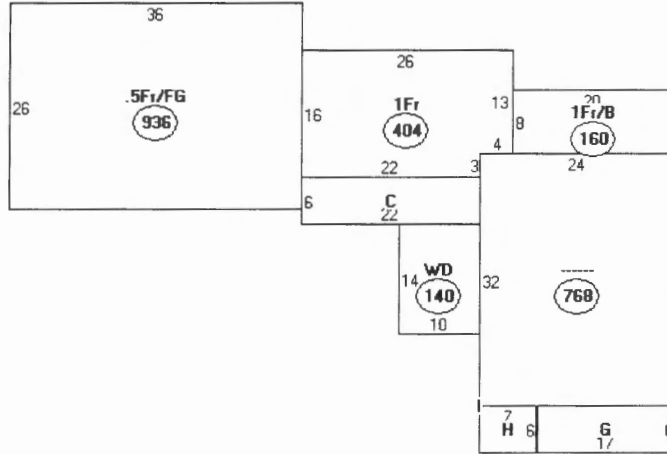
Outbuildings/Yard Improvements:

Building 1	
Year Built	1997
Structure	SHED-FRAME
Size	10X12
Units	1
Grade	C
Condition	A

Sales Information:

Sale Date	Type	Price	Book/Page
5/12/1998	LAND + BUILDING	\$0.00	13811/134
7/8/1992	LAND + BUILDING	\$1,500.00	10176/202
11/8/1991	LAND + BUILDING	\$0.00	9793/197

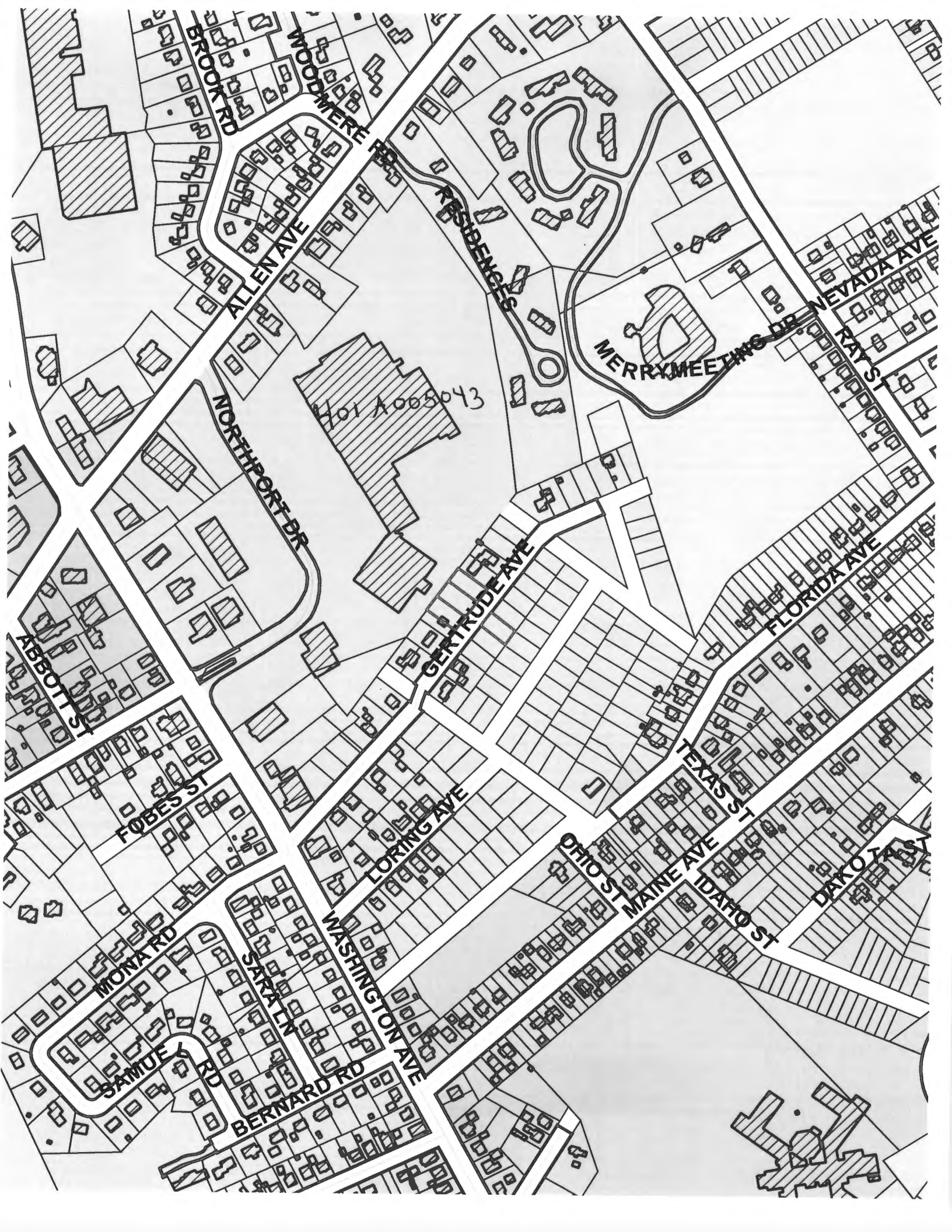
[New Search](#)



Descriptor/Area

- A: -----
768 sqft
- B: WD
140 sqft
- C: OFFP
132 sqft
- D: 5Fr/FG
936 sqft
- E: 1Fr
404 sqft
- F: 1Fr/B
160 sqft
- G: 1Fr
102 sqft
- H: OFFP
42 sqft
- I: RS1
120 sqft

2804



BROOKFIELD

WILMERE

ALLEN AVE

RESIDENCES

MERRYMEETING DR

NEVADA AVE

RAYS ST

NORTHPORT DR

No 1 A005043

GERTRUDE AVE

FLORIDA AVE

ABBOTT ST

FOBES ST

LORING AVE

TEXAS ST

WASHINGTON AVE

OHIO ST

MAINE AVE

IDAHO ST

DAKOTA ST

MONARD

SARAH LN

BERNARD RD

SAMUEL

Labels Requested For CBL:

401 A005043

402 D004

402 D006

402 E008

08/20/2012

402 D006001

8:51 AM

LL BEAN INC
15 CASCO ST
FREEPORT , ME 04033

MACKENZIE CAROL A &
STEPHEN A JTS
74 GERTRUDE AVE
PORTLAND, ME 04103

MADD LLC
1326 WASHINGTON AVE
PORTLAND, ME 04103

IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Higgins Builders, Inc. to build a new single family home at Gertrude Ave., new lot split from 74.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email amachado@portlandmaine.gov

IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Higgins Builders, Inc. to build a new single family home at Gertrude Ave., new lot split from 74.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email amachado@portlandmaine.gov

IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Higgins Builders, Inc. to build a new single family home at Gertrude Ave., new lot split from 74.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email amachado@portlandmaine.gov

IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Higgins Builders, Inc. to build a new single family home at Gertrude Ave., new lot split from 74.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email amachado@portlandmaine.gov

Gayle Guertin - Gertrude Ave. lots split from 74

From: Gayle Guertin
To: Ann Machado; Marge Schmuckal
Date: 8/20/2012 10:51 AM
Subject: Gertrude Ave. lots split from 74
CC: Gayle Guertin

Abutters notices for Gertrude Ave. was sent out as of 8-20-12.

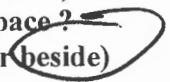
Gayle

66 Gertrude

① of ①

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1) _____				
Component	Submitted Plan	Findings	Revisions	Date
STRUCTURAL				
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	OK			
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	OK			
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A			
Anchor Bolts/Straps, spacing (Section R403.1.6)	OK			
Lally Column Type (Section R407)	OK			
Girder & Header Spans (Table R 502.5(2))				
Built-Up Wood Center Girder Dimension/Type	OK - 3-2x12's 7' max span			
Sill/Band Joist Type & Dimensions				
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's - OK			
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's			
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	crosses			

66 Gertrude

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	Trusses - ok	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	ok	
Fastener Schedule (Table R602.3(1) & (2))	per IRC	
Private Garage (Section R309) Living Space?  (Above or beside) Fire separation (Section R309.2) ok Opening Protection (Section R309.1) ↗		
Emergency Escape and Rescue Openings (Section R310)	Shows egress. ok	
Roof Covering (Chapter 9)	Asphalt - ok	
Safety Glazing (Section R308)	N/A	
Attic Access (Section R807)	22x30 ok	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	3-2x10's TYP-	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	ok	

66 Gertrude

Type of Heating System		
Means of Egress (Sec R311 & R312) Basement Number of Stairways Interior Exterior Treads and Risers (Section R311.5.3) Width (Section R311.5.1) Headroom (Section R311.5.2) Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)	OK OK OK	
Smoke Detectors (Section R313) Location and type/Interconnected	OK	
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)		
Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	OK	

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.**

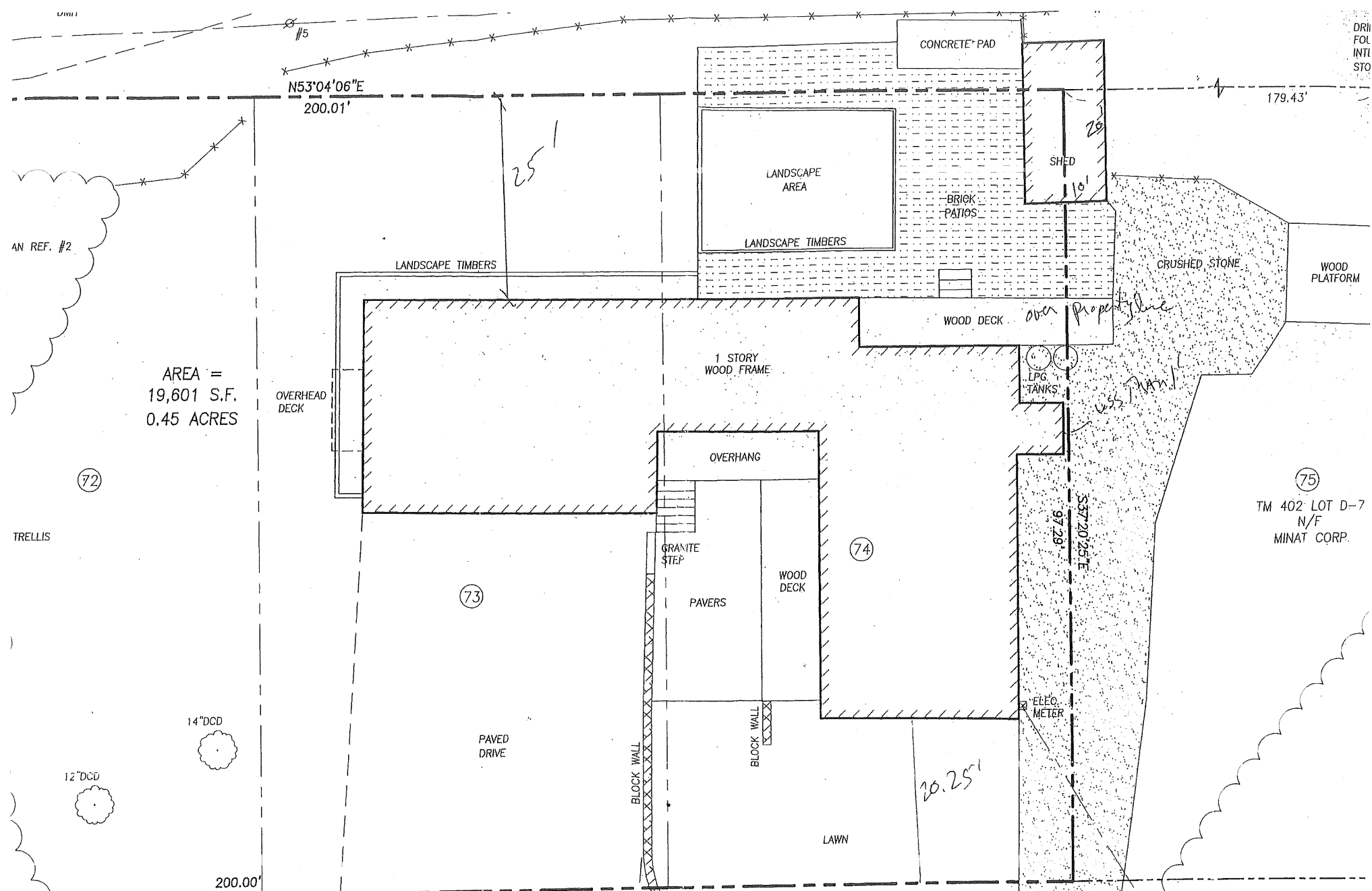
Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

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.



Boundary Survey
 Owen Haskell Inc. - John Swen
 December 19, 2011
 for Stephen & Carol Mackenzie

2012-08-4689-SF

ELECTRICAL PERMIT

City of Portland, Maine

To the 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's Electrical Ordinances, National Electrical Code and the following specifications:



Date: 11/21/12

Permit #: 2012/50460

CBL#: 402 2006

ADDRESS: 66 Gertrude St. METER MAKE/MODEL #: _____

CMP Work Order #: 301045325 OWNER: Tim Higgins

TENANT: _____ PHONE #: _____

PLEASE HAVE YOUR PERMIT # (OR JOB ID) READY & CALL 874-8703 TO SCHEDULE AN INSPECTION! TOTAL EACH FEE

OUTLETS:	<u>45</u> Receptacles	<u>22</u> Switches	<u>7</u> Smoke Detector	0.20
FIXTURES:	<u>11</u> Incandescent	Flourescent	<u>3</u> Strips	0.20
SERVICES:	<u>1</u> Overhead	Underground	TTL Amps <800	15.00
			TTL Amps >800	25.00
TEMPORARY SERVICE:	Overhead	Underground	TTL Amps	25.00
METERS:	<u>1</u> (Number of)			1.00
MOTORS:	(Number of)			2.00
RESID/COMMER:	Electric Units			1.00
HEATING:	Oil/Gas Units	Interior	Exterior	5.00
APPLIANCES:	<u>1</u> Ranges	Cook Tops	Wall Ovens	2.00
	Insta-hot	Water Heaters	<u>2</u> Fans	2.00
	<u>1</u> Dryers	<u>1</u> Disposals	<u>1</u> Dishwasher	2.00
	Compactors	Spa	Washing Machine	2.00
	Others (denote)			2.00
MISC. (# of):	Air Cond (Window)			3.00
	Air Cond (Central)		Pools	10.00
	HVAC	EMS	Thermostat	5.00
	Signs		RECEIVED	10.00
	Alarms/Resident			5.00
	Alarms/Commer		NOV 21 2012	15.00
	Heavy Duty (CRKT)			2.00
	Alterations		Dept. of Building Inspections	5.00
	Fire Repairs		City of Portland Maine	15.00
	Emergency Lights			1.00
	Emer Generators			20.00
	Circus/Carnival			25.00
PANELS:	Service	Remote	<u>1</u> Main	4.00
TRANSFORMER:	0-25 Kva			5.00
	25-200 Kva			8.00
	Over 200 Kva			10.00

CBL: 402 2006

MINIMUM COMMERCIAL FEE: \$55.00 MINIMUM RESIDENTIAL FEE: \$45.00

Brief Description of work: New House TOTAL DUE: _____

PLEASE HAVE YOUR PERMIT # (OR JOB ID) READY & CALL 874-8703 TO SCHEDULE AN INSPECTION!

CONTRACTOR INFORMATION:

Contractor Name: Breggin Electric Master License #: 03931

Address: Box 9739-1272 Portland 04104 Limited License #: _____

Telephone: 776-1884

Contractor Signature: [Signature]

PLEASE HAVE YOUR PERMIT # (OR JOB ID) READY & CALL 874-8703 TO SCHEDULE AN INSPECTION!

11121

2012-8-4689

PLUMBING PERMIT APPLICATION

PROPERTY ADDRESS

Street: 74 Gertrude Street

CBL: 402-D-6

PROPERTY OWNER(S) NAME

NAME: Tim Higgins

Applicant Name: Richard P. Martin

Mailing Address of Owner/Applicant (if Different) 24 Northledge Terr. Falmouth, Me. 04105

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 Inspector(s) to deny a permit.

[Signature] Date 10-23-12
Signature of Owner/Applicant

Town/City PORTLAND Permit # 2012-10-9872

Date Permit Issued 10/23/12 Fee: \$ 120 Double Fee Charged []

[Signature] L.P.I. # 360
Local Plumbing Inspector Signature

The Internal Plumbing Fixtures and Piping shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the plumbing system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Caution: Inspection Required

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

Date Approved (Rough-in)

LPI Signature

Date Approved (Final)

PERMIT INFORMATION

This Application is for

- 1. NEW PLUMBING
- 2. RELOCATED PLUMBING

Type of Structure to be Served

- 1. SINGLE FAMILY RESIDENCE
- 2. MODULAR OR MOBILE HOME
- 3. MULTIPLE FAMILY DWELLING
- 4. OTHER-SPECIFY _____

Plumbing to be Installed by:

NAME: Richard P. Martin

- 1. MASTER PLUMBER
- 2. OIL BURNERMAN
- 3. MFG'D HOUSING DEALER / MECHANIC
- 4. PUBLIC UTILITY EMPLOYEE
- 5. PROPERTY OWNER

LICENSE # 02727

RECEIVED
OCT 23 2012
Dept. of Building Inspections
City of Portland Maine

Please call 874-8703 with your permit # to schedule inspections!

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<input checked="" type="checkbox"/> HOOK-UP: to public sewer by those cases where the connection is not regulated and inspected by the local sanitary district.	<u>2</u>	Hosebib / Sillcock	<u>1</u>	Bathtub (and Shower)
<input type="checkbox"/> HOOK-UP: to an existing subsurface wastewater disposal system		Floor Drain		Shower (separate)
		Urinal	<u>1</u>	Sink
<input type="checkbox"/> PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Drinking Fountain	<u>2</u>	Wash Basin
		Indirect Waste	<u>2</u>	Water Closet (Toilet)
OR		Water Treatment Softener, Filter, Etc.	<u>1</u>	Clothes Washer
		Grease / Oil Separator	<u>1</u>	Dish Washer
<input type="checkbox"/> TRANSFER FEE \$[10.00]		Roof Drain	<u>1</u>	Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
	<u>2</u> Fixtures (Subtotal) Column 2		<u>7</u> Fixtures (Subtotal) Column 1	
			TOTAL FIXTURES	
	Fees by fixture: First 4 fixtures = \$40 Over 4 = \$10/fixture + \$10 Surcharge			Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee

Please call 874-8703 with your permit # to schedule inspections!

110

PERMIT FEE (TOTAL)

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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

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.