

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

Location of Construction: 3 B Appleledge Dr. Portland,		Owner: Victoria Chapin		Phone: (207) 787-8700		Permit <b>990445</b> <b>PERMIT ISSUED</b> Permit Issued: <b>MAY 6 1999</b> <b>CITY OF PORTLAND</b> Zone: CBL: 410-P-011		
Owner Address: 55 Appleledge Dr. Portland		Lessee/Buyer's Name:		Phone:			BusinessName:	
Contractor Name: L&M Builders Inc.		Address: 151 Gray Rd. Falmouth, Me. 04105		Phone: (207) 797-7089 - 831-3899				
Past Use:  Single Family		Proposed Use:  Same		COST OF WORK: \$ 12,600.00			PERMIT FEE: \$ 85.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <b>A3</b> Type: <b>5B</b> <b>BOC 296</b> Signature: <i>[Signature]</i>		
Proposed Project Description:  Finish Attic Space For Room		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval:  <b>Special Zone or Reviews:</b> <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"/>		
Permit Taken By: S.P.		Date Applied For: May 5th, 1999		Signature: _____ Date: _____		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		

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 information may invalidate a building permit and stop all work..

797-7089 fax

PERMIT ISSUED WITH REQUIREMENTS

**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 provisions of the code(s) applicable to such permit

May 5th, 1999

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT



COMMENTS

6/23/99 - Ceiling height 7' 3"

Met w/ Contractor on site. OK. to Sheetrock and insulate pending electrical insp. for

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

**BUILDING PERMIT REPORT**

DATE: 6 May 1999 ADDRESS: 5B Apple ledge Dr. CBL: 410-F-011  
 REASON FOR PERMIT: Convert Attic Space To living space.  
 BUILDING OWNER: Victoria Chapin  
 PERMIT APPLICANT: Contractor 2 M Builders Inc.  
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

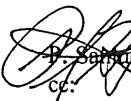
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*9, \*11, \*12, \*13, \*15, \*19, \*27, \*29, \*32, \*33, \*34, \*35

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- \*9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- \*11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- \*12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- \*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0) see attached detail -
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- \*15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6) see attached detail -
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
- \*19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- \*27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
- \*29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
- \*32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- \*33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- \*34. A habitable room other than a kitchen shall NOT be less than 7 feet.  
All habitable room shall be a minimum of 150 sq. ft.
- \*35. This perm. T does NOT authorize any additional dwelling units.
36. \_\_\_\_\_

  
 Marge Schmuckal, Building Inspector  
 cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 12-14-98

\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

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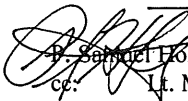
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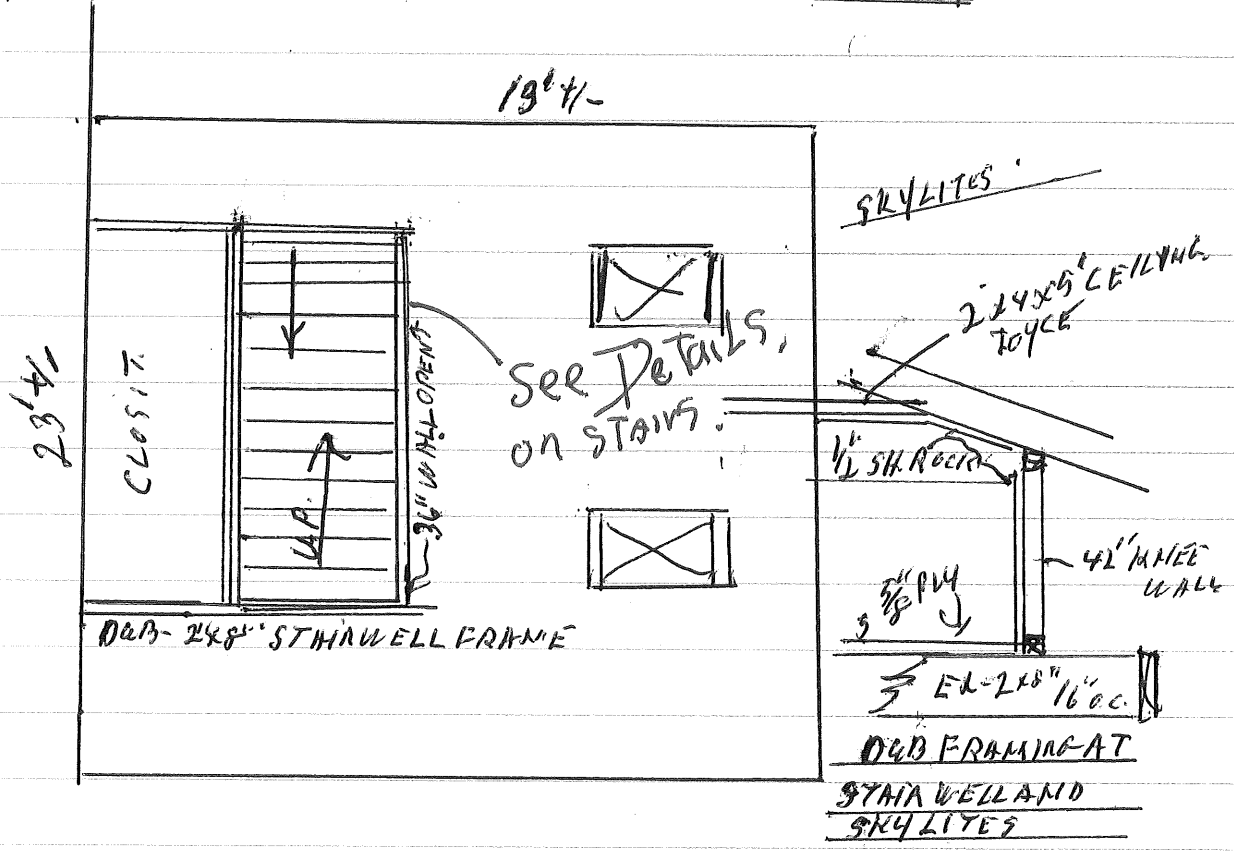
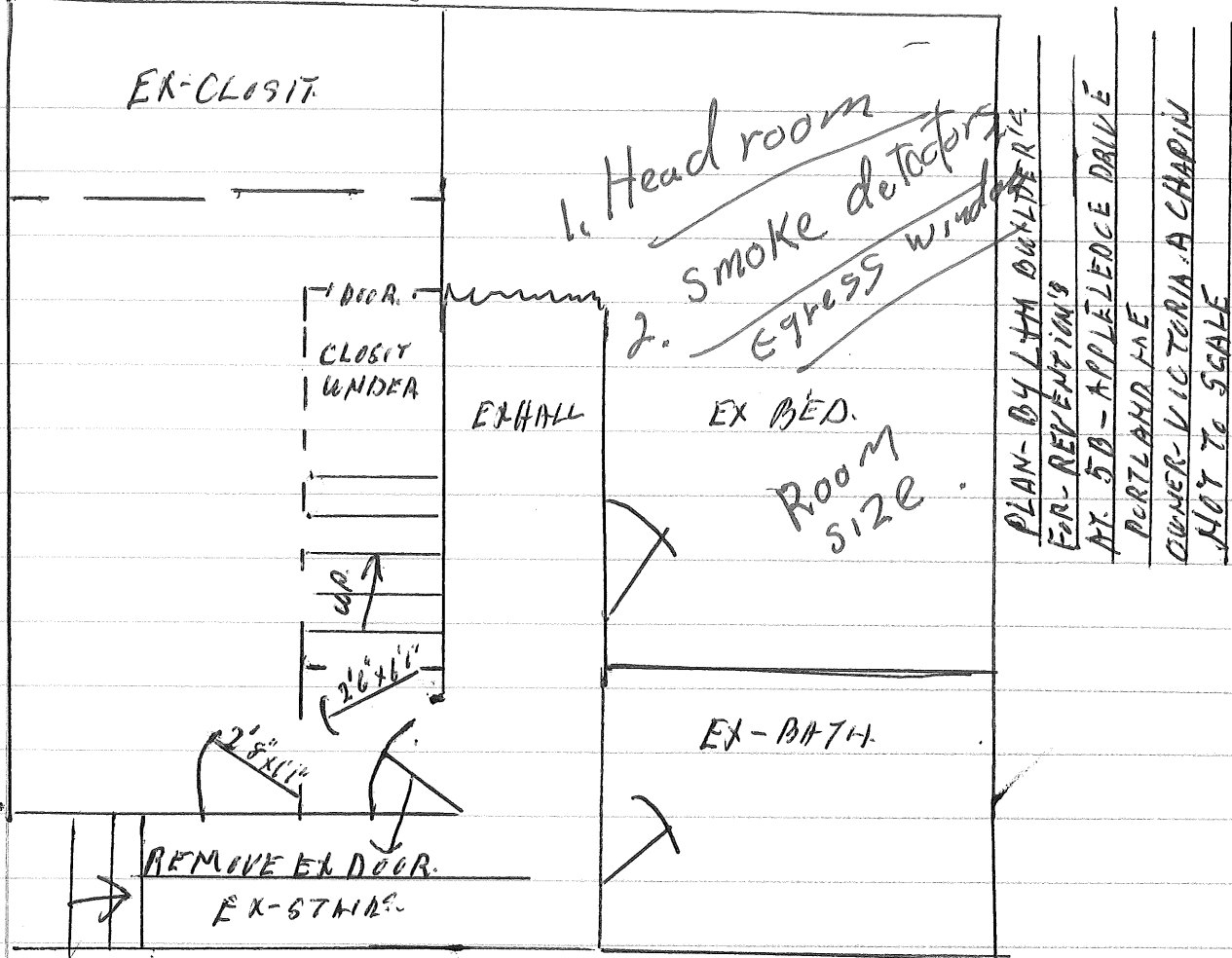
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 Samuel Hoffses, Building Inspector  
 cc: J. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

L & M BUILDERS. TEL. 797-7089  
 151 GRAY RD.  
 FALMOUTH ME. 2ND FLOOR

NOT TO SCALE  
 BY L & M BUILDERS



RE/MAX BY THE BAY  
CONTRACT FOR SALE OF REAL ESTATE

Contract Date: 4/17/99

Effective Date: 4/20/99

RECEIVED OF Victoria A. Chapin whose mailing address is 717 Settler Rd. S. Portland  
hereinafter called "Purchaser", the sum of (\$ 1,000) One Thousand Dollars as earnest money and in part  
payment on account of the purchase price of the real estate at 58 Appleledge Drive in the Town/City  
of Portland in the County of Cumberland State of Maine, the premises currently owned  
by MacDonald hereinafter called "Seller", described as follows:

(Title Reference: Book 9189 Page 204 Cumberland County Registry of Deeds)

1. **FIXTURES:** All fixtures are to be included in this sale, including all existing storm windows and screens, shades and/or blinds, shutters, curtain rods, and electrical fixtures, but excluding: NONE

2. **PERSONAL PROPERTY:** The following items of personal property are included in this sale at no additional cost or value:  
Dishwasher, Electric Stove & Trash Compactor

3. **PURCHASE PRICE:** The total purchase price is (\$ 85,000) Eighty-five Thousand  
DOLLARS with payment to be made as follows: Earnest Money upon acceptance of this offer and balance to be paid by  
purchaser upon delivery of the Deed by a certified check, treasurer's check, cashier's check or by federal funds wire transfer.

4. **ACCEPTANCE:** Seller's acceptance shall be given on or before 4/20/99 @ 4 PM. The acceptance or  
nonacceptance of any counteroffers shall be given within 12 hours.

5. **EARNEST MONEY:** Earnest money is received and held by Coldwell Banker HB who shall act as escrow  
agent until transfer of title. All earnest money will be held in trust by escrow agent subject to the terms of this agreement and duly  
accounted for at the time of performance of this Agreement. Purchaser and Seller agree to hold the escrow agent harmless from  
damages, losses or expenses arising out of this agreement. In the Seller's non-acceptance, this earnest money shall be promptly  
returned to Purchaser.

6. **CLOSING DATE:** A good and sufficient deed conveying marketable title shall be delivered to Purchaser, and this transaction  
shall be closed and Purchaser shall pay the purchase price as provided herein and execute all papers necessary for the  
completion of the purchase on May 21, 1999, or before if agreed in writing by both parties.

7. **POSSESSION/OCCUPANCY:** Full possession of the premises will be given immediately upon transfer of title, unless  
otherwise agreed to in writing by both Purchaser and Seller. Seller to deliver property broom clean, free of tenants, personal  
possessions, and debris at closing. Purchaser may do a walk through inspection of the property within 48 hours prior to closing to  
ascertain that the premises are in substantially the same condition as of the date of this Contract, reasonable wear and tear  
excepted.

8. **FINANCING:** This contract is subject to Purchaser obtaining a Conventional loan of 80% of the  
purchase price, at a fixed X or an adjustable \_\_\_\_\_ initial interest rate of not more than prevailing% and amortized  
over a period of 30 years. Purchaser to pay not more than 0 points. If Purchaser is unable to obtain said loan  
Purchaser may declare this contract null and void and the earnest money shall be promptly returned to the Purchaser.

a. Purchaser is under good faith obligation to actively seek and accept financing on the above described terms  
and shall make application for said mortgage within 7 days of Effective Date of this Contract. Purchaser acknowledges  
that a breach of this good faith obligation will be a breach of this Contract.

b. This contract is subject to (1) a written statement from the lender within 15 days of Effective Date of this contract  
indicating that Purchaser has made application and that, based upon the information given and subject to verification, is  
qualified for loan requested, and (2) final loan approval within 21 days of Effective Date of this Contract.

9. **POINTS:** Seller agrees to pay \$ 0 toward points and/or closing costs.

Buyer Initial: VC Seller Initial: AM 4-20-99

adm 4.20.99



10. **INSPECTIONS:** This Contract is subject to the following inspections with results being satisfactory to Purchaser:

<u>TYPE OF INSPECTION:</u>			Yes	No		Yes	No			
a. General Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within	10	days from effective date	f. Enviro, Scan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within	days from effective date
b. Sewerage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within		days from effective date	f. Radon Wtr Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within	days from effective date
c. Radon Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within		days from effective date	h. Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within	days from effective date
d. Water Quantity Test	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within		days from effective date	i. Lead Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within	days from effective date
e. Water Quality Test	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within		days from effective date	j. other _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within	days from effective date

All inspections will be done by inspectors chosen and paid for by Purchaser. If result of any inspection is unsatisfactory to Purchaser, Purchaser may, by notifying Seller in writing within the specified number of days, declare this contract null and void and any earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that an inspection is unsatisfactory within the time period set forth above, the contingency shall be deemed to have been waived by Purchaser with respect to that inspection. In the absence of the inspections listed above, Purchaser is relying completely upon Purchaser's own opinion as to the condition of the premises.

11. **DISCLOSURE:** Purchaser acknowledges receipt of Seller's written disclosures regarding

Water Source	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Sewage Disposal	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Insulation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Hazardous Waste	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Lead Base Paint Disclosure Provided (Pre-1978 Construction Only)				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

If any of the above items is marked "no", the information is not currently available and this Contract is subject to Purchaser receiving and approving that information within 5 days of Effective Date of this Contract.

12. **DEED:** The property shall be conveyed by a WARRANTY deed, and shall be subject to applicable land use laws and regulations and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not adversely affect the continued use of the property for the purpose for which it is presently being used.

13. **TITLE:** Seller agrees to deliver to Purchaser the title to the premises which is insurable by a national title insurance company at normal premium rates on the ALTA form currently in use, subject only to the exclusions set forth in the policy jacket and those exceptions set forth in Section 12 above. Should the title prove defective, then Seller shall have a reasonable time, not to exceed 14 days after receiving written notice of the defect(s), to remedy the title and hereby agrees to use diligent efforts to cure any such defects. If, within such 14 days, the defect(s) are not corrected so that there is a marketable title, the Purchaser may, within 5 days thereafter, at Purchaser's option, declare this contract null and void and be entitled to a return of the earnest money and be relieved from all obligation hereunder.

14. **RISK OF LOSS:** The risk of loss or damage to the premises by fire or otherwise until transfer of title is assumed by Seller.

15. **DEFAULT:** In the event of a default by Purchaser, Seller may employ all legal and equitable remedies, including without limitation, termination of the Contract and forfeiture by Purchaser of the earnest money. In the event of a default by Seller, Purchaser may employ all legal and equitable remedies, including without limitation, termination of this Contract and return to Purchaser of the earnest money. In the event of an asserted default, the escrow agent at its option may either (1) refuse to release the earnest money without a written release signed by both parties consenting to its disposition or (2) after providing 30 days written notice to both parties, release the earnest money to a court of competent jurisdiction and be further relieved of any duties as escrow agent.

16. **HOME WARRANTY:** The premises is \_\_\_\_\_ is not  covered by a Home Warranty Contract.

17. **AGENCY DISCLOSURE:** Unless Purchaser has hired an agent to represent Purchaser's interest in the transaction, Purchaser acknowledges having been informed that listing and selling agents represent the interest of Seller and have a duty to relay to Seller information material to the sale acquired from Purchaser or other sources. The following agency relationships are confirmed for this transaction.

Listing Agency: <u>CBHB</u>	Listing Agent: <u>Kathie Harper</u>
represents Seller exclusively <input checked="" type="checkbox"/>	is a Disclosed Dual Agent <input type="checkbox"/>
Selling Agency: <u>BELMAX by the Bay</u>	Selling Agent: <u>Nicole Lavers for Goodwin &amp; Miller</u>
represents Purchaser exclusively <input checked="" type="checkbox"/>	represents Seller exclusively <input type="checkbox"/>
	is a Disclosed Dual Agent <input type="checkbox"/>

Buyer Initial: UC Seller Initial: JM 4-20-99  
GM 4-20-99

Page 2 of 3

18. **PRORATIONS:** The following items shall be pro-rated as of transfer of title: fuel oil, rent, association fee, and real estate taxes for the fiscal year. (Seller is responsible for any unpaid taxes for prior years). Metered utilities such as electricity, water and sewer will be paid through date of closing by Seller. Purchaser and Seller will each pay their transfer tax as required by the State of Maine.

19. **DISPUTE:** Any dispute or claim arising out of or relating to this contract or the property addressed in this contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation rules of the American Arbitration Association. This clause shall survive the closing of this transaction.

20. **WITHHOLDING:** Seller is aware that Maine law requires Purchaser to withhold 2.5% of the sale proceeds unless Seller certifies residency in Maine at the time of closing or is otherwise exempt from this provision.

21. **HEIRS/ASSIGNS:** This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the respective parties.

22. **WRITTEN AGREEMENT:** This Contract completely expresses the obligation of the parties and is entered into by each party after opportunity for reasonable investigation. Neither party is relying on any statement or representations not contained in this Contract made by the other or on their behalf. This Contract will be construed according to the laws of the State of Maine.

23. **EFFECTIVE DATE:** This contract is a binding Contract when signed by both Seller(s) and Purchaser(s) and when that fact has been communicated to all parties or to their agents.

24. **COUNTERPARTS:** This agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.

25. **AGENCY CONFIDENTIALITY:** Purchaser and Seller understand that this Contract is confidential but authorize the agent(s) to disclose information to the parties' attorneys, lenders, appraisers, inspectors and others necessary for the purpose of closing this transaction. Parties authorize agents to receive closing statements.

26. This contract is subject to seller having professional install/replace carpet to buyer's satisfaction ~~from~~ to closing.

27. This contract is subject to purchaser having 7 days from effective date to have contractor look at property and estimate finishing 3rd floor.

Addendum Attached: Yes  No

A copy of this Contract is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, consult an attorney. Throughout this contract, the term "days" means calendar days.

I/We hereby agree to purchase the premises at the price and upon the terms and conditions set forth in this contract.

4/19/99                      [Signature]                      006-54-5170  
Date                              Purchaser                              Social Security #

[Signature]                      \_\_\_\_\_                      \_\_\_\_\_  
Date                              Purchaser                              Social Security #

I/We hereby accept the offer and agree to deliver the premises at the price and upon the terms and conditions above stated. I/We further agree to pay broker for services according to the terms of the listing agreement. In the event earnest money is forfeited by purchaser, one-half thereof shall be paid to broker and the remainder to me/us, provided, however, that broker's portion shall not exceed the full amount of the commission specified.

4-20-99                      [Signature]                      526-417241  
Date                              Seller                              Social Security #

4.20.99                      [Signature]                      003602831  
Date                              Seller                              Social Security #


**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE  
PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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: 5 B APPLEEDGE DRIVE PORTLAND, ME.

Tax Assessor's Chart, Block & Lot Number Chart# <u>410</u> Block# <u>F</u> Lot# <u>91</u>		Owner: <u>VICTORIA A CHAPIN</u>	Telephone#: <u>787-8700</u>
Owner's Address: <u>SAME</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 12,600</u> Fee: <u>\$ 85</u>
Proposed Project Description:(Please be as specific as possible) <u>FINISH ATTIC SPACE-FOR SPARE RM.</u>			
Contractor's Name, Address & Telephone <u>L+M BUILDERS INC. 151 GRAY ROAD FALMOUTH ME. TEL-799-7089</u>		Rec'd By: 	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

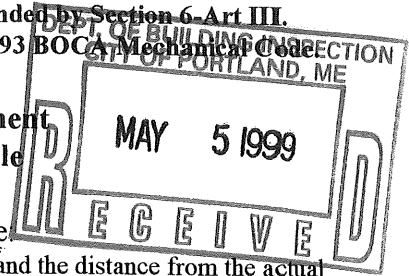
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 B.O.C.A. Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks



**4) Building Plans (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment. HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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: William DiPina Date: \_\_\_\_\_

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Inspection Services  
Michael J. Nugent  
Manager



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**

*congratulations !!!!!*

**Building or Use Permit Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read **ALL** of the information and if you need any further assistance please call 874-8703 or 874-8693.

