

City of Portland, Maine - Building or Use Permit

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

Permit No:	07-0181	Date Applied For:	02/20/2007	CBL:	057 C002001
------------	---------	-------------------	------------	------	-------------

Location of Construction:	254 SPRING ST	Owner Name:	Fresh Start Properties	Owner Address:	P O Box 15391	Phone:	
Business Name:		Contractor Name:		Contractor Address:		Phone:	
Lessee/Buyer's Name		Phone:		Permit Type:	Change of Use - Dwellings		

Proposed Use:	Residential 5 unit Change of use 5 unit to 4unit w/interior renovations: remove 3 ft section of wall and remove kitchen appliances	Proposed Project Description:	Change of use 5 unit to 4 unit w/ interior renovations: remove 3 ft section of wall and remove kitchen appliances.
---------------	------------------------------------------------------------------------------------------------------------------------------------	-------------------------------	--------------------------------------------------------------------------------------------------------------------

Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 02/21/2007
Note: Fifth unit is being removed from the first floor. Ok to Issue:

- 1) The use of this building as a five family is legally nonconforming, and once the use is legally changed to a four family the building will not be able to be converted back to a five family in the future.
- 2) With the issuance of this permit and the certificate of occupancy, this property will become a four family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Status: Approved with Conditions Reviewer: Jeanne Bourke Approval Date: 03/20/2007
Note: Ok to Issue:

- 1) The Certificate of Occupancy will be issued on the Condo conversion permit.
- 2) This permit approves the removal of a 3' wall only. If this is a bearing wall a header detail must be submitted to this office prior to the close in inspection.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire Status: Approved with Conditions Reviewer: Cpm Greg Cass Approval Date: 02/23/2007
Note: Ok to Issue:
 1) Entire structure shall comply with NFPA 101 " existing apartments"

Comments:

- 2/21/2007-arnachado: Left message for Shawn Tamir. Need to know what floor the second dwelling unit is coming out of.
 2/21/2007-arnachado: According to Donna, the owner is planning to turn the four units into residential condos and will get four separate certificates of occupancies then.
 3/20/2007-jimb: Left a vmail w/Shawn about header detail if this is a bearing wall.....ok to issue

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your

inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a 'Stop Work Order' and 'Stop Work Order Release' will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

Footing/Building Location Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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

Signature of Applicant/Designee

Barbara Martin Adams
Signature of Inspections Official

3/23/07
Date

3.22.07
Date

CBL: *57 1 002*

Building Permit #:

07-0181

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

This is to certify that Fresh Start Properties

has permission to Change of use 5 unit to 4 unit

At 254 SPRING ST

057-0002001

Permit Number: 070181

MAR 22 2007

PERMIT ISSUED
CITY OF PORTLAND

provided that the person or persons of the provisions of the Statutes of the construction, maintenance and this department.

Apply to Public Works for street line and grade if nature of work requires such information.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

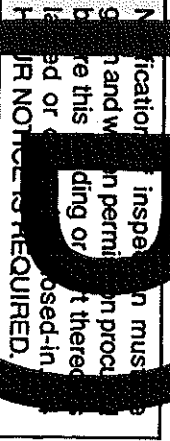
Other _____

Department Name

PENALTY FOR REMOVING THIS CARD

Deanne Brault 3/22/07
Director - Building & Inspection Services

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.



City of Portland, Maine - Building or Use Permit Application

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

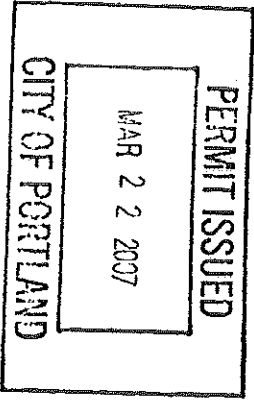
Permit No:	07-0181	Issue Date:		CBL:	057 C002001
------------	---------	-------------	--	------	-------------

Location of Construction:	254 SPRING ST	Owner Name:	Fresh Start Properties	Owner Address:	P O Box 15391	Phone:		
Business Name:		Contractor Name:		Contractor Address:		Phone:		
Lessee/Buyer's Name		Phone:		Permit Type:	Change of Use - Dwellings		Zone:	R6

Past Use:	Residential 5 unit	Proposed Use:	Residential 5 unit Change of use 5 unit to 4unit w/ interior renovations: remove 3 ft section of wall and remove kitchen appliances	Permit Fee:	\$30.00	Cost of Work:	\$200.00	GEO District:	2
Proposed Project Description:	Change of use 5 unit to 4 unit w/ interior renovations: remove 3 ft section of wall and remove kitchen appliances.			FIRE DEPT:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION:	Use Group: R2 Type: SB		

Permit Taken By:	dmarin	Date Applied For:	02/20/2007	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 information may invalidate a building permit and stop all work...				Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 1/21/07 <i>AM</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 type="checkbox"/> Not in District or Landmark <i>yes</i> <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>Any exterior work requires a separate review approved thru Historic Preservation.</i>

TO ADPPA 101 Existing Apts.
 Signature: *Green Cross*
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Signature: *AMW 3/20/07*
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____



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



PORTLAND MAINE

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

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

June 29, 2010

Fresh Start Properties, LLC
Attn: Shawn Tammir
PO Box 15391
Portland, ME 04112

RE: 254 Spring Street
CBL: 057 C002001

Dear Shawn,

As per our discussion today, the Certificate of Occupancy for permit #07-0181 for the above mentioned property is being issued with the following corrections. In order for this to remain valid, these items shall be completed and inspected by Friday July 2, 2010:

1. Common hall lights in the back stairwell need to be on motion detection.
2. Carbon Monoxide detectors to be installed in all units in the vicinity of the sleeping rooms.
3. Installation of a fire door at the basement interior entry.
4. Reflective exit sign installed at the secondary basement egress.
5. Installation of domestic sprinkler protection over the boilers and dryers.

Thank you for your attention to this matter, please call me to schedule an inspection of these items.

Sincerely,

Jeanie Bourke
CEO/Plan Reviewer
874-8715

City Of Portland
Inspection Services
RETURN OF SERVICE

On the 29 day of June, 2010, I made service of the Letter of Correction
upon, Shawn Towner, at City Hall Room 315
254 Spring Street

X By delivering a copy in hand.

____ By leaving copies at the individual's dwelling house or usual place
of abode with a person of suitable age or discretion who resides
therein and whose name is _____.

____ By delivering a copy to an agent authorized to receive service of
process, and whose name is _____.

____ By (describe other manner of service) _____.

DATED: 6/29/10

Signature of Person Making Service


Code Enforcement Officer

I have received the above referenced documents

Person Receiving Service



____ Refused to sign
____ Unable to sign



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 254 SPRING ST

CBL 057 C002001

Issued to Fresh Start Properties

Date of Issue 06/29/2010

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 07-0181 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Four (4) Family Dwelling

Use Group: R2

Type: 5B

IRC, 2003

Limiting Conditions:

This certificate supersedes
certificate issued

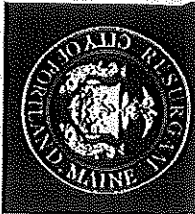
Approved:

6/29/10 *Jennie Banke*
(Date) Inspector

Jennie Banke per RL
Inspector of Buildings

JMB per B.W. RFD.

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



PORTLAND MAINE

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

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

June 29, 2010

Fresh Start Properties, LLC
Attn: Shawn Tammir
PO Box 15391
Portland, ME 04112

RE: 254 Spring Street
CBL: 057 C002001

Dear Shawn,

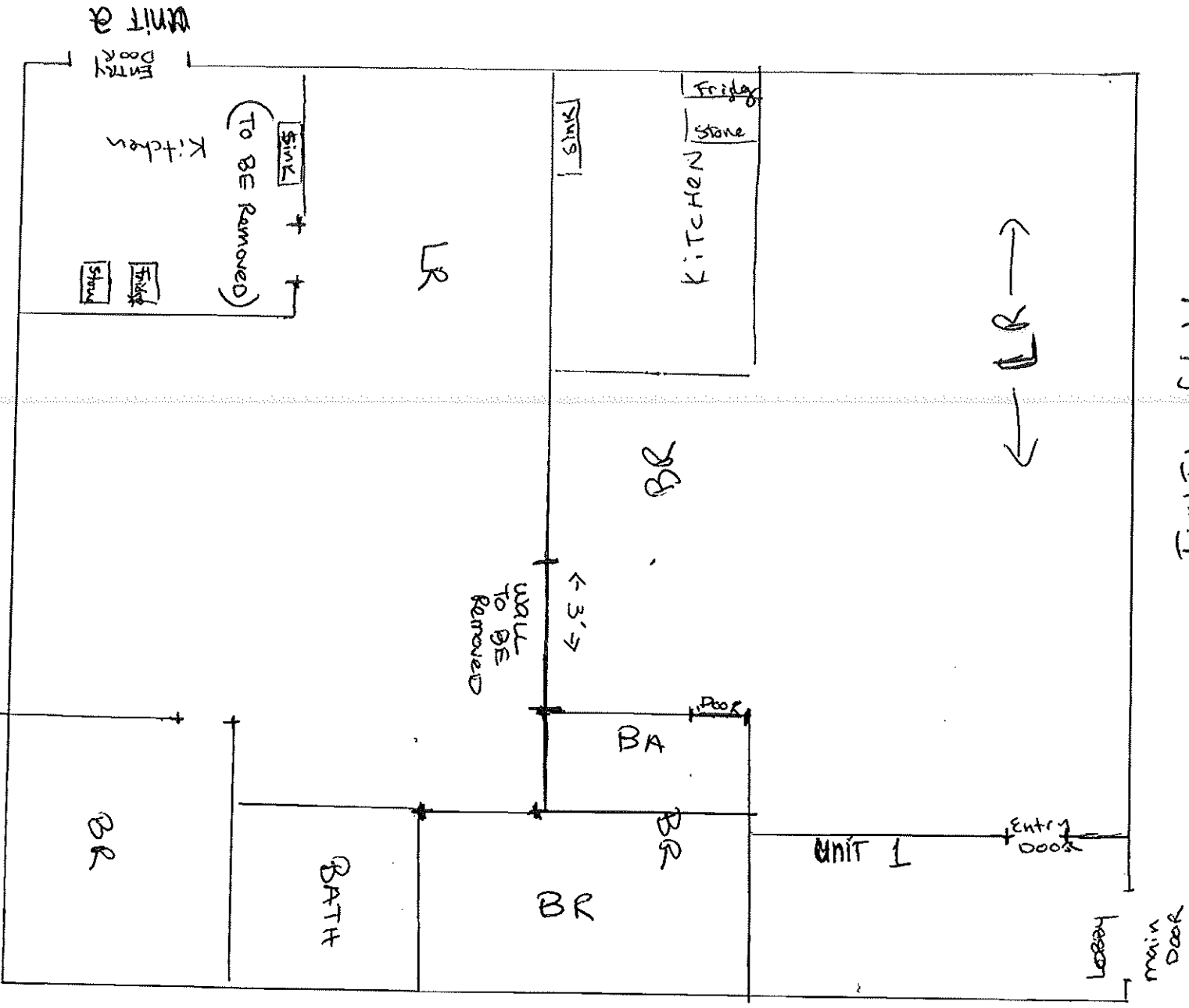
As per our discussion today, the Certificate of Occupancy for permit #07-0181 for the above mentioned property is being issued with the following corrections. In order for this to remain valid, these items shall be completed and inspected by Friday July 2, 2010:

1. Common hall lights in the back stairwell need to be on motion detection.
2. Carbon Monoxide detectors to be installed in all units in the vicinity of the sleeping rooms.
3. Installation of a fire door at the basement interior entry.
4. Reflective exit sign installed at the secondary basement egress.
5. Installation of domestic sprinkler protection over the boilers and dryers.

Thank you for your attention to this matter, please call me to schedule an inspection of these items.

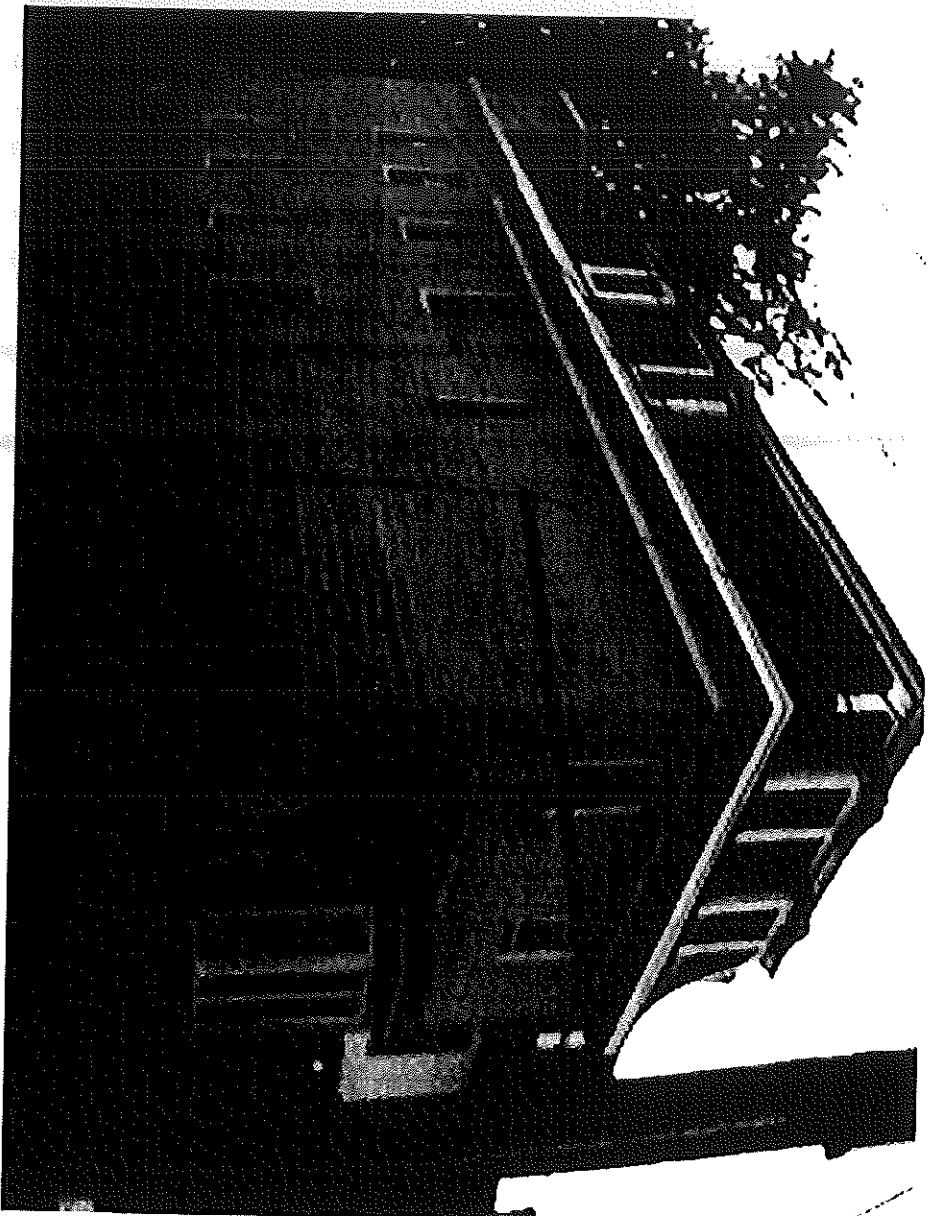
Sincerely,

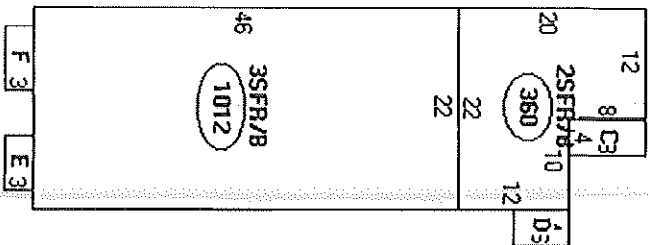
Jeanie Bourke
CEO/Plan Reviewer
874-8715



First Floor of building.

254 SPRING ST.





Descriptor/Area

- A: 3SFR/B
1012 sqft
- B: 2SFR/B
360 sqft
- C: W/D
32 sqft
- D: W/D
24 sqft
- E: 1SFRBAY/B
18 sqft
- F: OFF
21 sqft

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

1 of 1
 Card Number 057 C002001
 Parcel ID 254 SPRING ST
 Location FIVE TO TEN FAMILY
 Land Use
 Owner Address LOUIRE RAYMOND H
 21506 KING HENRY AVE
 LEESBURG FL 34748
 Book/Page 11655/1
 Legal 57-C-2
 SPRING ST 254
 2819 SF

Current Assessed Valuation

Land \$120,800 Building \$246,700 Total \$367,500

Building Information

Bldg # 1 Year Built 1900 # Units 5 Bldg Sq. Ft. 0 Identical Units 1

Total Acres 0.065 Total Buildings 0 Sq. Ft. Structure Type APARTMENT - GARDEN Building Name

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1390	UNFINISHED RES BSMT
1	01/01	1390	APARTMENT
1	02/02	1372	APARTMENT
1	03/03	1012	APARTMENT

Height	Walls	Heating	A/C
6	FRAME	NONE	NONE
9	FRAME	HW/STEAM	NONE
9	FRAME	HW/STEAM	NONE
9	FRAME	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	PORCH - OPEN	1
2	PORCH - OPEN	1
2	PORCH - COVERED	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>254 SPRING ST.</u>		Square Footage of Lot	
Total Square Footage of Proposed Structure			
Tax Assessor's Chart, Block & Lot Chart#	Block#	Lot#	Owner:
<u>57</u>	<u>2</u>	<u>002</u>	<u>FRESH START PROPERTIES LLC</u>
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone:	
		<u>P.O. BOX 15391</u> <u>PORTLAND, ME 04112</u>	
Current legal use (i.e. single family)		Cost Of Work: \$ <u>200-</u>	
If vacant, what was the previous use? <u>Residential 4 unit</u>		Fee: \$ <u>30-</u>	
Proposed Specific use: <u>residential 4 unit</u>		Cof O Fee: \$	
Is property part of a subdivision? <u>no</u>		If yes, please name	
Project description: <u>change of use 5-units to 4-units w/Interior Renovations</u>			
Contractor's name, address & telephone: <u>SHAWND TAMIR PO BOX 15391</u> (remove one wall)			
Who should we contact when the permit is ready: <u>SAB</u> <u>Portland</u> <u>ME 04112</u>			
Mailing address: <u>Phone: 2720574</u>			

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

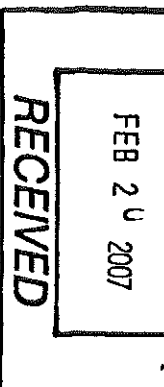
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
2-20-07

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



4704

