

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

Permit No:	10-0252	Issue Date:	
CEB#:	063	G020001	

Location of Construction:	161 Pine St	Owner Name:	Tacka Joseph A &
Business Name:		Contractor Name:	Joseph Tacka
Lessee/Buyer's Name:		Phone:	
Owner Address:	161 Pine St	Phone:	207-332-3613
Contractor Address:	49 Deering Street Portland	Phone:	2073323613
Permit Type:	Change of Ownership - Condo Conversion	Zone:	R-4

Permit Fee:	\$1,000.00	Cost of Work:	\$10,000.00	CEO District:	2
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FIRE DEPT: Approved Denied

INSPECTION: Use Group: **R-2** Type: **SB**
IBC 2003 w/m unit

Signature: **(KG)** Date: **4/7/10**

Signature: **JMB** Date: **4/7/10**

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Proposed Use:
 Change of Use / Condominium Conversion; From 4 units to 4 condominiums, also installing a spiral staircase in unit #4.

Proposed Project Description:
 Change of Use / Condominium Conversion; From 4 units to 4 condominiums, also installing a spiral staircase in unit #4.

Permit Taken By:	EG	Date Applied For:	03/16/2010
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

PERMIT ISSUED

APR 7 2010

City of Portland

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved	<input type="checkbox"/> Not in District of Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions

May Minor Major Denied

ok with conditions

Date: 3/19/10

ANY exterior work
 Date: requires a separate review & approval

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

City of Portland, Maine - Building or Use Permit

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

Permit No:	10-0252	Date Applied For:	03/16/2010	CBL:	063 G020001
Owner Name:	Tacka Joseph A &		Owner Address:	161 Pine St	
Business Name:	Joseph Tacka		Contractor Address:	49 Deering Street Portland	
Lessee/Buyer's Name:			Permit Type:	Change of Ownership - Condo Conversion	
	Phone:			207-332-3613	
	Phone:			(207) 332-3613	

Proposed Use:	Proposed Project Description:
Change of Use / Condominium Conversion; From 4 units to 4 condominiums, also installing a spiral staircase in unit #4.	Change of Use / Condominium Conversion; From 4 units to 4 condominiums, also installing a spiral staircase in unit #4.

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmnuckal Approval Date: 03/18/2010
 Note: Ok to Issue:

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 4) This property shall remain a four family dwelling as condominiums with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
- 5) 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: Jeanine Bourke Approval Date: 04/07/2010
 Note: Ok to Issue:

- 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) Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

Dept: Fire Status: Approved with Conditions Reviewer: Capt Keith Gautreau Approval Date: 03/23/2010
 Note: Ok to Issue:

- 1) All smoke detectors and smoke alarms shall be photoelectric. Carbon Monoxide detectors are required in the dwelling units by State law.
- 2) All means of egress to remain accessible at all times
- 3) Two means of egress are required from every story. "State Law Title 25 ~ 2453"
- 4) The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
- 5) All construction shall comply with NFPA I and 101.

PERMIT ISSUED

APR 7 2010

City of Portland

Location of Construction: 161 Pine St	Owner Name: Tacka, Joseph A. &	Owner Address: 161 Pine St	Phone: 207-332-3613
Business Name:	Contractor Name: Joseph Tacka	Contractor Address: 49 Deering Street Portland	Phone: (207) 332-3613
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	

Comments:

3/18/2010-mes: has tenant information - copy of notice to tenant

PERMIT ISSUED

APR 7 2010

City of Portland

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 Inspection 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 with construction.

 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.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.

PERMIT ISSUED

APR 7 2010

City of Portland



General Building Permit Application

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>161 PINZ ST. PORTLAND, ME 04102</u>		Square Footage of Lot	Number of Stories
Total Square Footage of Proposed Structure/Area			
Tax Assessor's Chart, Block & Lot Chart# <u>63 G 20</u>	Applicant ^(must be owner, Lessee or Buyer) Name <u>JOSEPH TACKA</u> Address <u>49 DEERING ST.</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>332-3613</u>	
Lessee/DBA ^(if applicable) RECEIVED MAR 16 2010	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>10,000</u> C of O Fee: \$ _____ Total Fee: \$ _____	
Current legal use (i.e. single family) <u>APARTMENTS</u>		Number of Residential Units <u>4</u>	
If vacant, what was the previous use? Proposed Specific use: <u>CONVERT TO CONDOMINIUMS</u>		If yes, please name <u>Change of use</u>	
Is property part of a subdivision? <u>NO</u>			
Project description: <u>CONVERSION TO 4 CONDOMINIUMS TO INCLUDE INSTALLING A SPINAL STAIRCASE IN UNIT #4 (2ND FLOOR LEFT SIDE) TO ROOM ABOVE IT ON 3RD FLOOR - SPECS. FOR OPENING ARE SAME FOR OPENING ON OTHER SIDE ON PREVIOUS PERMIT.</u>			
Contractor's name: <u>JOSEPH TACKA - GENERAL</u>		<u>XX CAD</u> - SEE THOSE FRAMING SPECS.	
Address: <u>49 DEERING ST.</u>			
City, State & Zip: <u>PORTLAND, ME 04101</u>		Telephone: <u>332-3613</u>	
Who should we contact when the permit is ready: <u>JOSEPH TACKA</u>		Telephone: _____	
Mailing address: <u>49 DEERING ST., PORTLAND, ME 04101</u>		Building Fee <u>\$100.00</u>	

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

14 Condo cover: 600.00
 2000.00
 300.00
 1,900.00

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: Joseph Tacka Date: 3-16-10

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

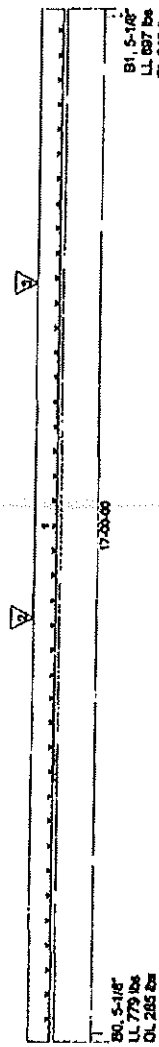
*New Framing for
material stair opening*



BC CALC® 2.0 Design Report - US **Double 1-3/4" x 9-1/2" VERSA-LAM® 2.0 3100 SP** Floor Beam\FB01
 Build 287 1 span | No cantilevers | 0°/12 slope Friday, December 18, 2009 14:46

Job Name: BC CALC Project
 Address:
 City, State, Zip:
 Customer:
 Code reports: ESR-1040

File Name: BC CALC Project
 Description: FB01
 Specifier:
 Designer:
 Company:
 Misc:



Total Horizontal Product Length = 17-00-00

Tag	Description	Load Type	Perf. Lev	Start	End	Live	Dead	Snow	Wind	Roof Live	Job
1	Standard Load	Upl. Area (sqft)	Left	00-00-00	17-00-00	100%	80%	115%	133%	125%	01-04-00
2		Conc. Pl. (lbs)	Right	07-00-00	07-00-00	385	108				N/A
3		Conc. Pl. (lbs)	Right	04-06-00	04-08-00	385	108				N/A

Controls Summary

Pos. Moment	Value	% Allowable	Duration	Case	Span
End Shear	5,214 ft-lbs	37.4%	100%	1	1 - Internal
Total Load Defl.	-1,123 lbs	17.8%	100%	1	1 - Right
Live Load Defl.	1,397 (0.492')	60.5%		1	1
Span / Depth	1,535 (0.365')	67.3%		1	1
	20.6	n/a		1	1

Directly to the manufacturer and accuracy of input must be verified by anyone who would rely on output as evidence of suitability for particular application. Output here based on building code-accepted design practices and analysis methods. Installation of BOISE engineered wood products must be in accordance with current Installation Guide and applicable building codes. To obtain Installation Guide or ask questions, please call (800)332-0788 before installation.

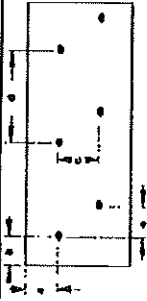
Bearing Supports

Dim. (L x W)	Values	% Allow Support	% Allow Member
5-1/8" x 3-1/2"	1,064 lbs	0.1%	7.9%
5-1/8" x 3-1/2"	1,216 lbs	0.1%	9.0%

Notes

Design meets Code minimum (L240) Total load deflection criteria.
 Design meets Code minimum (L360) Live load deflection criteria.

Connection Diagram



a minimum = 1'-1/2"
 b minimum = 4"
 c = 6'-1/2"
 d = 24"
 e minimum = 1"

Connection design assumes point load is top-loaded. For connection design of side-loaded point loads, please consult a technical representative or professional of Record. Member has no side loads. Concentrated loads are not considered in side load analysis. Connectors are: SDS 1/4" x 3-1/2"

HHUS410
Allow Load Floor = 5190 #

New Framing Material For STAIR of same



BC CALC® 2.0 Design Report - US **Single 1-3/4" x 9-1/2" VERSA-LAM® 2.0 3100 SP** **Floor Beam/FB01**
 Build 287 1 span | No cantilevers | @12 slope Friday, December 18, 2009 14:49

Job Name: BC CALC Project
 Address: Descripion: FB01
 City, State, Zip:
 Customer:
 Code reports: ESR-1040
 Misc:

File Name: BC CALC Project
 Descripion: FB01
 Designer:
 Company:
 Misc:

B1: 5-1/8"
 LL: 345 lbs
 DL: 109 lbs

16-06-00

B1: 5-1/8"
 LL: 345 lbs
 DL: 109 lbs

Total Horizontal Product Length = 05-06-00

Load Summary

Tag	Description	Load Type	Ref. Left	Ref. Right	Start	End	Live	Dead	Slope	Wind	Roof Live	Trib.
1	Standard Load	Unif. Area (psf)	Left	Right	00-00-00	05-06-00	40	10	-146%	-133%	-25%	03-06-00

Controls Summary

Pos.	Moment	Value	% Allowable	Duration	Case	Span
End	Moment	511 ft-lbs	7.3%	100%	1	1 - Internal
End	Shear	275 lbs	6.7%	100%	1	1 - Left
Total	Load Defl.	L/6,895 (0.008")	3.5%		1	1
Live	Load Defl.	L/8,773 (0.007")	4.1%		1	1
Span / Depth		6.0	n/a		1	1

Beaming Supports

Beam	Post	Dim. (L x W)	Value	% Allow Support	Material
B0	Post	5-1/8" x 1-3/4"	494 lbs	0.1%	Steel
B1	Post	5-1/8" x 1-3/4"	494 lbs	7.3%	Steel

Notes

Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets Code minimum (L/260) Live load deflection criteria.

Disclaimer
 Completeness and accuracy of input must be verified by anyone who would rely on output as evidence of suitability for particular application. Output here based on building code-recognized design practices and analysis methods. Installation of BOISE engineered wood products must be in accordance with current Installation Guide and applicable building codes. To obtain Installation Guide or ask questions, please call (800)232-0768 before installation.

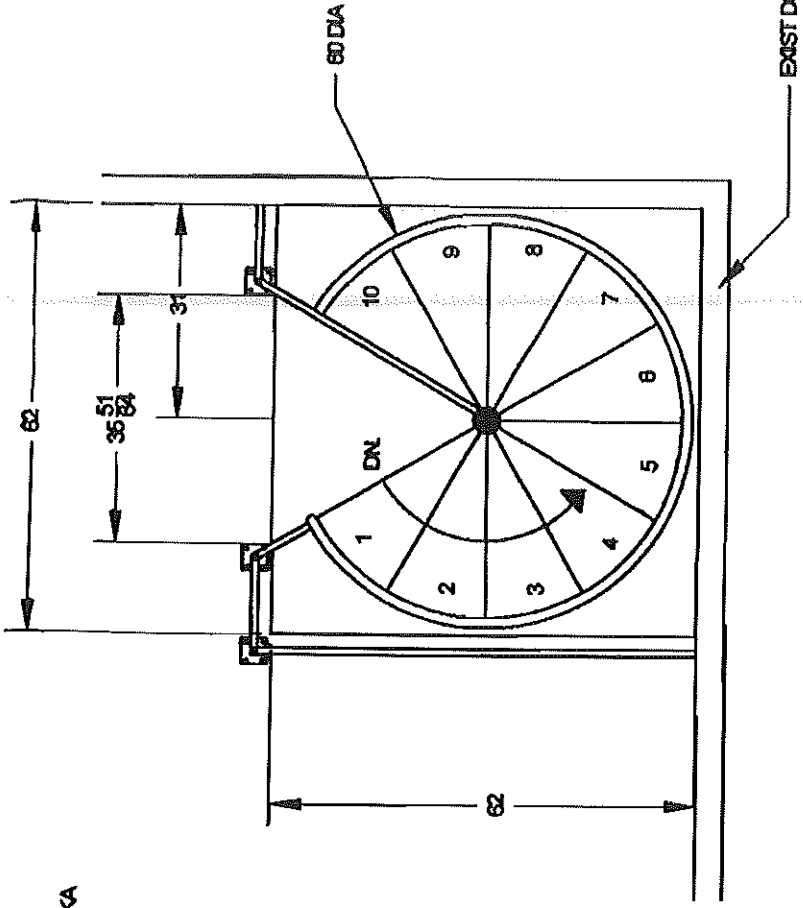
BC CALC®, BC FRAMERS' AJIS™, ALLJOISTS®, BC RIM BOARD™, BC10®, BOISE GLULAM™, SIMPLE FRAMING SYSTEMS®, VERSA-LAM®, VERSA-RIM PLUS®, VERSA-RIMS®, VERSA-STRAND®, VERSA-STUD® are trademarks of Boise Wood Products, L.L.C.

161 Pine St

JOB: TACKA

3RD FLOOR

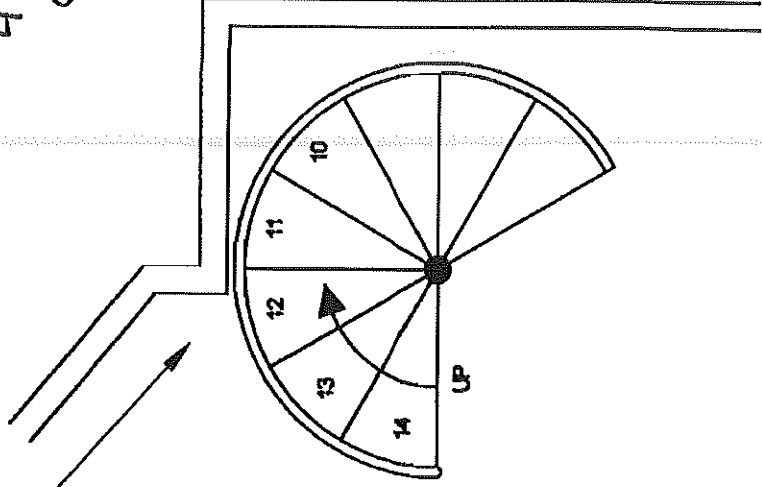
LAYOUT OPTION B



NEW - SPINAL STAIR - IN UNIT #4 - FROM 2ND FLOOR to
3rd floor - EXPAND'S UNIT #4 TO INCLUDE PART
OF 3rd floor SPACE

EXIST RADIATOR REMOVED

2ND FLOOR



Building code Specifications For Quote TACKA30310

1. Minimum clear walking path of 26". A 5'-0" diameter or larger stair will provide this width.
 - a. The diameter of your stair is 5'-0". The clear walking path is 26".
2. Each tread will have a minimum of 7 1/2" tread depth at 12" from the narrow edge.
 - b. The tread depth of your stair is 9 3/4".
3. All treads will be identical.
4. The tread rise shall not be more than 9 1/2" high.
 - c. The riser height of your stair is 9.33".
5. Minimum headroom of 6'-6" or 78" shall be provided, measuring plumb from the edge of the platform down to the tread below.
 - d. The headroom clearance of your stair is 88.3".
6. Landing width shall not be less than the required width of the stairway. Minimum spiral stair tread is 26".
 - e. The size of the platform for your stair is 31X31.
7. Stair balusters shall be spaced so a 4" object cannot pass between. The IRC 2003 & 2006 permits a 4 3/8" space.
 - f. Your stair will have a minimum space of 4".
8. Balcony/Well Enclosure rail balusters shall be spaced so a 4" object cannot pass between. All Salter balcony/Well Enclosure rail will follow this 4" rule.
9. Balcony/Well Enclosure rail height shall not be less than 42" tall.
10. The stairway shall be equipped with one handrail on the wide edge of the tread.
 11. Handrail height, measured vertically from the tread nosing, shall not be less than 34" & not more than 38".
12. Handrail grip size, 2" code compliant.
13. A 300 lb. load is required.
14. Code riser tread style will address the open space between each tread so that a 4" object cannot pass between.
 - g. Your stair will have the code riser tread style, Yes.



SalterSpiralStair.com

Sales Person, Joe Miller
joe@salterspiralstair.com

UN-COMPROMISED
Design & Strength

Toll Free: 800-368-8280
Phone: 610-488-5739
Fax: 610-488-9285

CHECK

TACKA30310 | March 3, 2010 | 1:38:41 PM

Order Date Invoice # Estimated Ship WEEK

Sold To:		Ship To:	
JOE TACKA			
49 DEERING ST.			
PORTLAND, ME. 04101			
Office	Fax	Home	Other
E-Mail Address: joe@lucarealestate.com		C-207-332-3613	
Project Name:			
Top Stair, Finished Floor to Floor Height 140"		Riser Height 9.33"	
Lower Stair, Finished Floor to Floor Height		Riser Height	

Steel, Code Spiral Stair Package

Stair Diameter:

5' Code Diameter, 30 Degree Tread

14 Treads 15 Risers

1 Platform Rail, Classic Type,

1 Center Column,

14 1" Round Steel Leading Balusters,

28 1" Round Steel, Center Balusters

Made to BOCA, UBC, IBC, And IRC Code

Minimum Finished Open Required
See Layout

Standard Square Platform,

See Optional Handrail Below,

Center Column Base Plate,

Bottom Baluster,

See Optional Finish Below

Complete Basic Stair Package Cost \$ _____

Notes: ALL WELL RAIL TO BE 42" TALL PLEASE CALL CUSTOMER PRIOR TO SHIP TO SEE IF SITE IS READY.

Optional Items Below

Quantity	Item Description	Cost	Notes
<u>14</u>	CODE RISER TREAD	COST <u>INC</u>	
<u>14</u>	Tread Covers, Oak 1 1/16" Thick	COST <u>INC</u>	
<u>1</u>	Platform Cover, Oak	COST <u>INC</u>	<input type="checkbox"/> Left, <input type="checkbox"/> Right,
<u>14</u>	Sleeve Type, Continuous	COST <u>INC</u>	1 <u>INC</u> COST
<u>1</u>	40" Column Extension, Welded Cap	COST <u>INC</u>	Oak Rail, 2" Tall COST
	Optional Center Column,	COST	Miscellaneous items:
		COST	
		COST	<u>X</u> Hardware Package <u>INC</u>
		COST	
		COST	
<u>X</u>	Custom Steel Platform	COST <u>INC</u>	
	Stair Finish, Powder-Coat Black	COST	

See Shop Drawing To Confirm Details

When Walking Up The Stair, The Handrail Will Be On Your



SalterSpiralStair.com

Sales Person, Joe Miller
joe@salterspiralstair.com

UN-COMPROMISED
Design&Strength

Toll Free: 800-368-6288
Phone: 610-489-5799
Fax: 610-489-5226

Extra, Classic Enclosure Rail, 3" Tall Wood Top

- Straight Lengths 8 Ft COST INC
- Curved Lengths _____ Ft COST _____
- With 1" Round Steel Balusters
- _____ Post Type, COST _____
- _____ Extra Platform Rail, COST _____
- _____ Safety Gate, COST _____
- 1 3" TALL OAK ON PLAT. RAIL, COST INC



This price reflects the options as requested. Budget is an important part of your project. Please call us if a revision is needed. We have many ways to keep your project affordable without compromising quality.

Credit Card

Terms: 1/2 Down, Balance At Ship

Card # _____

Expiration Date _____

Name _____

Sign Here & Fax Back _____

With this signature, you are authorizing Salter Industries to build the product as specified in this order, additional drawing and as our brochure describes. You are aware of and accept the policies that are published in our brochure and price sheet. All wood stair parts are shipped unfinished. Weight 900 Zip Code 04102

SUB TOTAL	_____	COST	_____
MATERIAL SUR-CHARGE	_____	COST	_____
TOTAL STAIR COST	_____	COST	<u>6014.</u>
DEPOSIT 50%	_____	COST	_____
BALANCE	_____	COST	_____
Estimated Freight Charges, to be paid at time of delivery.	_____	COST	<u>315.</u>
Weight _____	Zip Code _____	COST	_____

PLACING YOUR ORDER:

This confirmation of the order and shop drawing is your final approval. Any changes to the order must be made in writing and changes to custom work can only be made if the original product has not already been made. Payment for items ordered can be made by telephone with VISA, MasterCard, Discover or American Express. A 50% deposit will be applied to your credit card when the order is placed and the balance will be applied a few days before we ship your order. Personal check, certified check or bank checks can be mail with a signed copy of the order form. Personal and business checks may be held for approximately 10 to 15 days prior to shipping. No C.O.D. shipments will be made. We do not accept out of state, personal checks or business checks on Plant Pick-Up.

BUILDING CODE:

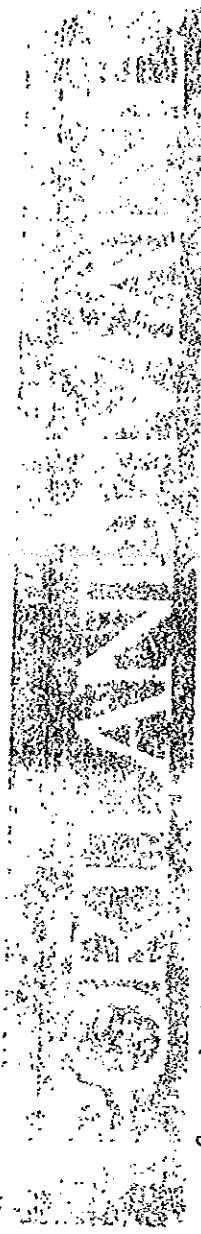
Salter Industries manufactures specific stairs to meet the BOCA (National Building Code) and UBC (Uniform Building Code) building code requirements. Be aware that your state and local codes may override aspects of these codes. Contact your local building official to determine what is required in your area before placing your order. Salter's will not be held responsible for non-compliance if we were not notified in writing of your specific job requirements.

DELIVERY CHARGES

Salter's stairs are delivered by licensed interstate common carriers to the address of your choice. Their charges are federally regulated, and are based on the location of the delivery and the weight of the shipment. The freight charges are not included in the cost of your stair purchase and you will need to pay the freight company for their services at the time of delivery. Salter's will Fax or call you with a shipping confirmation. This confirmation will provide you with a tracking number and a toll free phone number to the trucking company. With this you can make delivery arrangements directly with the carrier.

DELIVERY INSURANCE

The merchandise that is shipped through the common carrier is automatically insured against loss or damage. Open and inspect all the packages with the driver present. If a damaged part is found or a part is missing when you are inspecting the shipment, accept the delivery and write a short description of the damage or missing item on all the copies of the drivers delivery receipt. After the driver has left, call Salter's and we will promptly replace that item free of charge. If you or your agent does not inspect the merchandise with the driver present and damage is discovered, Salter's nor the freight company will be held responsible.



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

*Penny St. Louis-Litell- Director of Planning and Urban Development
Marge Schmuckel, Zoning Administrator*

Number of People in Household - Income Limits

Limits Effective March 2009

1 -	\$40,550
2 -	\$46,300
3 -	\$51,100
4 -	\$57,900
5 -	\$62,550
6 -	\$67,150
7 -	\$71,800
8 -	\$76,450

Submit with Condominium Conversion Permit Application

Project Data:

Address: 161 PINE ST. PORTLAND, ME 04102
 C-B-L: 63-G-20

Number of Units in Building: 4

SHE GAVE THEM NOTICE IN DEC 09
 AND LEFT IN JANUARY 09
 (Date of Notice Eligible for S?)

Tenant Name	Tenant Tel#	Occup. Length	(Date of Notice Eligible for S?)	NO
Unit 1 <u>AVERY JENKINS</u>	<u>UNKNOWN</u>	<u>UNKNOWN</u>		
Unit 2 <u>KIM SWAN</u>	<u>266-5818</u>	<u>5-6 MONTHS?</u>	<u>SHE HAD GIVEN HER NOTICE ON DEC 12, 2009</u>	<u>NO</u>
Unit 3 <u>VACANT AT PURCHASE - 12-4-09</u>	<u>-</u>	<u>-</u>		
Unit 4 <u>MIKE KEON</u>	<u>978-286-8178</u>	<u>2 YEARS</u>	<u>12/31/09</u>	<u>NO</u>
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 51 ACS - 12-4-09

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit?
 YES NO (check one)

Type and cost of building improvements associated with this conversion that do not require permits:

- \$ 20,000 Exterior walls, windows, doors, roof
- \$ - Insulation
- \$ 45,000 Interior cosmetics (walls/floors/hallways/refinishing, etc.)
- \$ 10,000 Other (specify) - EXTERIOR TRIM PAINTING

Joseph Tacka
49 Deering St.
Portland, ME 04101

December 31, 2009

Dear Michael Keon (Unit #4),

This notice is to inform you of my intent to convert the apartments at 161 Pine St., Portland, ME into condominiums. As required by the City of Portland's condominium conversion ordinance, it is necessary that I give tenants a notice of 120 days to vacate their apartment. If you have lived in your unit for more than 4 years, an additional 30 days notice per year of occupancy over 4 years is required. Your lease term ran out on Nov. 30, 2009 and currently you are a tenant at will (month to month occupancy). This is your 120 day notice to vacate your unit by April 30, 2010. Until that date the terms of the lease/rental agreement you signed at the beginning of your occupancy will be in effect with the rent (\$1200/month) remaining the same. As stated in the rental agreement, your security deposit (\$1200) will be returned to you upon your vacancy and satisfactory completion of the terms of security deposit agreement. If you wish to leave prior to April 30, 2010, a 30 day notice of your vacating given by the first of the month will be necessary.

As stated in the condominium conversion ordinance, a tenant occupying a unit to be converted has the exclusive option to purchase their unit for a period of 60 days from the date of notice. If you are interested in purchasing your unit, it is available for sale to you during this period for \$460,000. Please let me know if this is of interest to you. This offer will be valid until March 2, 2010.

Additionally mandated by the conversion ordinance: "If you do not buy you apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress St, Portland, ME 04101 (telephone - 874-8703)". If the tenant does not purchase their unit, the developer shall (before the tenant vacates) make a cash payment to the tenant in the amount of rent for the 2 preceding months, only if the tenant meets the current 80% of the low/moderate income, adjusted for family size, as given to the City of Portland by the Federal Government. (Income limits guidelines are attached). Additionally, the developer shall provide other assistance to the tenant in the form of reasonable accommodations, referrals, and determining tenant eligibility.

If you have any questions about this notice, please contact me to discuss them.

Sincerely,





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

Planning & Development
Department
Penny St. Louis Littell

Zoning Division

Marge Schumakal, Zoning Administrator

CONDOMINIUM CONVERSION PERMITS

Fee: \$150.00 per unit and a \$75.00 per unit Fee for Certificate of Occupancy. There is an additional fee for any building alterations

Before an owner offers to convey a converted unit, a conversion permit shall be obtained. Condo conversions are not a change of use. They are considered a change of ownership of building areas, not land. Subdivision is not involved. Only the legal number of dwelling units may be condominiumized. Any illegal units shall be removed or made legal by proper permitting.

The entire purpose of this Ordinance is to protect existing residential tenants & to ensure that converted housing is safe & decent.

Notice of intent to convert: All tenants shall be given a specific notice of intent to convert the unit to a condominium from the owner. This notice shall contain a specific offer and terms for the tenant to purchase the unit. The notice shall contain specific wording outlined within the ordinance that notifies the tenants of irrevocable rights and how to contact the City of Portland. The tenant shall also be given a specific time for notice to vacate based upon the number of years that they have occupied their unit. The minimum notice to vacate is 120 day notice. A tenant of more than 4 consecutive years shall have the minimum notice period increased 30 days for each additional year to a maximum of 240 additional days notice.

1-4 years = 120 days notice
5 years=150 days notice
6 years= 180 days notice

7 years=210 days notice
8 years=240 days notice
9 years=270 days notice

10 years=300 days notice
11 years=330 days notice
12+years=360days notice
(maximum notice period is 360 days)

sixty days after their notice, the tenant has an exclusive, irrevocable option to purchase the unit that the tenant possesses. During that time the owner/ developer may not convey the unit to any other person. For the next 180 days, the developer/ owner can not offer a more favorable price or terms to any other person unless the same terms are offered to the original tenant.

Rent may not be altered during the official noticing period unless expressly provided in pre-existing written lease.

The owner/developer shall post a copy of the issued permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request.

Relocation Payments: If the tenant does not purchase, the developer shall (before the tenant vacates) make a cash payment to the tenant in the amount of rent for the preceding two (2) months only if the tenant meets the current 80% of the low/moderate income, adjusted for family size, as given to the City of Portland by the Federal Government. Additionally, the developer shall provide other assistance to the tenant in the form of reasonable accommodations, referrals, and determining tenant eligibility

***** Copies of your notice to each of your tenants must be attached to your permit application. No permit will be issued without copies of tenant notices. If there are building vacancies, this office requires the reason why the unit is vacant, with the prior tenant's name & new address and telephone number. *****

PLEASE READ SPECIFIC ORDINANCE FOR EXACT INFORMATION

City of Portland
Code of Ordinances

Land Use
Chapter 14
Rev. 7-5-06

- Sec. 14-558. Reserved.
- Sec. 14-559. Reserved.
- Sec. 14-560. Reserved.
- Sec. 14-561. Reserved.
- Sec. 14-562. Reserved.
- Sec. 14-563. Reserved.
- Sec. 14-564. Reserved.

ARTICLE VII. CONDOMINIUM CONVERSION

Sec. 14-565. Purpose.

The purpose of this article is to regulate the conversion of rental housing to condominiums; to minimize the potential adverse impacts of such conversion on tenants; to ensure that converted such housing is safe and decent; and to maintain a reasonable balance of housing alternatives within the city for persons of all incomes. To these ends, this article shall be liberally construed. (Ord. No. 213-81, § 608.1, 11-16-81)

Sec. 14-566. Applicability.

This article shall apply to the conversion of any rental unit to a condominium unit. (Ord. No. 213-81, § 608.2, 11-16-81)

Sec. 14-567. Definitions.

For the purpose of this article, the following terms shall be defined as follows, unless otherwise clearly implied:

Condominium means any interest in real estate created pursuant to the Unit Ownership Act, 33 M.R.S.A. § 560 et seq., or its equivalent, as it may from time to time be amended.

Developer means and includes any person or other legal entity, but not including an established lending institution unless it is an active participant in a common promotional scheme, who, whether acting as principal or agent, records a declaration of condominium that includes real estate, any portion of which was previously a rental unit.

Tenant means and includes any occupant in lawful possession of

hundred twenty (120) days after a tenant is required by a developer to vacate, the developer records a declaration of condominium without having given notice as required herein, the developer shall be presumed to have converted in violation of this article.

(b) **Option to purchase.** For a sixty-day period following the giving of notice as required in subsection (a), the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (180) days at a price or on terms more favorable than the price or terms previously offered to the tenant, unless the more favorable price or terms are first offered exclusively and irrevocably to the tenant for an additional sixty-day period. This subsection shall not apply to any rental unit that, when converted, will be restricted exclusively to nonresidential use. If, within two (2) years after a developer records a declaration of condominium, the use of any such unit is changed such that but for the preceding sentence, this subsection would have applied, the developer shall be presumed to have converted in violation of this article.
(Ord. No. 213-81, § 608.4, 11-16-81)

Sec. 14-569. Relocation payments.

If the tenant does not purchase the unit, the developer shall, before the tenant is required by the developer to vacate, make a cash payment to the tenant in an amount equal to the amount of rent paid by the tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant whose gross income exceeds eighty (80) percent of the median income of the Portland SMSA, adjusted for family size, as determined by the U.S. Department of Housing and Urban Development at the time notice is given as required in section 14-568(a). Additionally, the developer shall, upon demand, provide assistance to the tenant in the form of referrals to other reasonable accommodations and in determining the tenant's eligibility for relocation payments as provided herein.

(Ord. No. 213-81, § 608.5, 11-16-81)

Sec. 14-570. Conversion permit.

Before conveying or offering to convey a converted unit, the

City of Portland
Code of Ordinances

Sec. 14-558

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Land Use
Chapter 14
Rev. 7-5-06

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Condominium means any interest in real estate created pursuant to the Unit Ownership Act, 33 M.R.S.A. § 560 et seq., or its equivalent, as it may from time to time be amended.

Developer means and includes any person or other legal entity, but not including an established lending institution unless it is an active participant in a common promotional scheme, who, whether acting as principal or agent, records a declaration of condominium that includes real estate, any portion of which was previously a rental unit.

Tenant means and includes any occupant in lawful possession of

a rental unit, whether by lease, sublease, or otherwise.

Unit means any building, or portion thereof, used or intended to be used primarily as a separate dwelling.
(Ord. No. 213-81, § 608.3, 11-16-81)

Cross reference(s)--Definitions and rules of construction generally, § 1-2.

Sec. 14-568. Protection of tenants.

(a) Notice of intent to convert. A developer shall give to each tenant written notice of intent to convert at least one hundred twenty (120) days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the same building for more than four (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days. The notice shall set forth specifically the rights of tenants under subsections (a) and (b) of this section and section 14-569, and shall contain the following statement:

If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703).

If the notice specifies a date by which the tenant is required to vacate, the notice may also serve as a notice of termination under the applicable law of forcible entry and detainer, if it meets the requirements thereof. The notice shall be hand-delivered to the tenant or mailed, by certified mail, return receipt requested, postage prepaid, to the tenant at the address of the unit or such other address as the tenant may provide. The notice shall be effective when actually received. No tenant may be required by a developer to vacate without having been given notice as required herein, except for the reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of a tenancy, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. If, within one

hundred twenty (120) days after a tenant is required by a developer to vacate, the developer records a declaration of condominium without having given notice as required herein, the developer shall be presumed to have converted in violation of this article.

(b) **Option to purchase.** For a sixty-day period following the giving of notice as required in subsection (a), the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (180) days at a price or on terms more favorable than the price or terms previously offered to the tenant, unless the more favorable price or terms are first offered exclusively and irrevocably to the tenant for an additional sixty-day period. This subsection shall not apply to any rental unit that, when converted, will be restricted exclusively to nonresidential use. If, within two (2) years after a developer records a declaration of condominium, the use of any such unit is changed such that but for the preceding sentence, this subsection would have applied, the developer shall be presumed to have converted in violation of this article.
(Ord. No. 213-81, § 608.4, 11-16-81)

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If the tenant does not purchase the unit, the developer shall, before the tenant is required by the developer to vacate, make a cash payment to the tenant in an amount equal to the amount of rent paid by the tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant whose gross income exceeds eighty (80) percent of the median income of the Portland SMSA, adjusted for family size, as determined by the U.S. Department of Housing and Urban Development at the time notice is given as required in section 14-568(a). Additionally, the developer shall, upon demand, provide assistance to the tenant in the form of referrals to other reasonable accommodations and in determining the tenant's eligibility for relocation payments as provided herein.

(Ord. No. 213-81, § 608.5, 11-16-81)

Sec. 14-570. Conversion permit.

Before conveying or offering to convey a converted unit, the

City of Portland
Code of Ordinances
Sec. 14-570

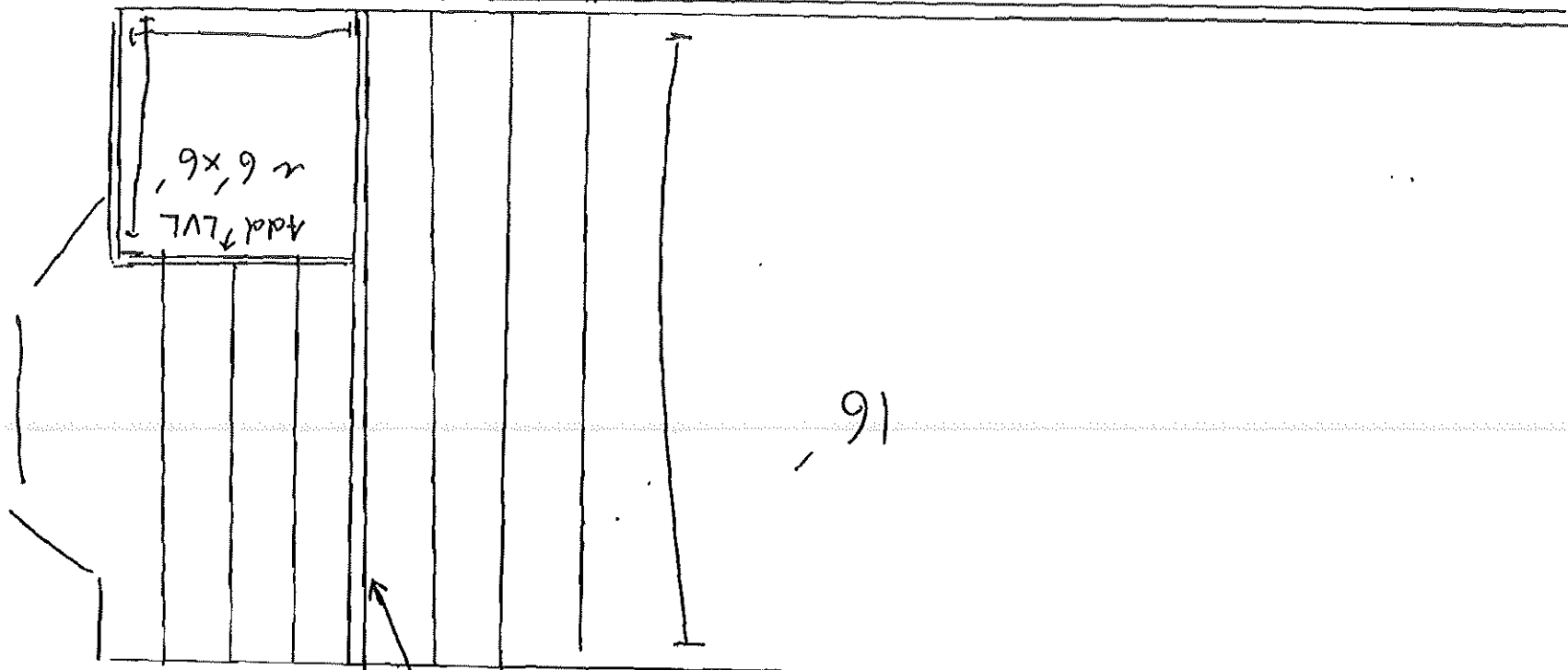
Land Use
Chapter 14
Rev. 7-5-06

developer shall obtain a conversion permit from the building inspection division of the department of planning and urban development. The permit shall issue only upon receipt of a completed application therefor in a form to be devised for that purpose, payment of a fee of one hundred and fifty dollars (\$150.00) per unit, and a finding, upon inspection, that each unit, together with any common areas and facilities appurtenant thereto, is in full compliance with all applicable provisions of article II of chapter 6 (building code), article III of chapter 6 (electrical installations), article V of chapter 6 (minimum standards for dwellings) and article II of chapter 10 (fire prevention code) of this Code, and the Life Safety Code as adopted by the state. The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request.
(Ord. No. 213-81, § 608.6, 11-16-81)

Sec. 14-571. Variation by agreement.

No provision of, or right conferred by, this article may be waived by a tenant, by agreement or otherwise, and any such waiver shall be void. Any attempt to require, encourage, or induce a tenant to waive any provision hereof, or right conferred hereby, shall be a violation of this article. Nothing herein shall be construed to void any term of a lease which offers greater rights than those conferred hereby.
(Ord. No. 213-81, § 608.7, 11-16-81)

Interior load bearing wall



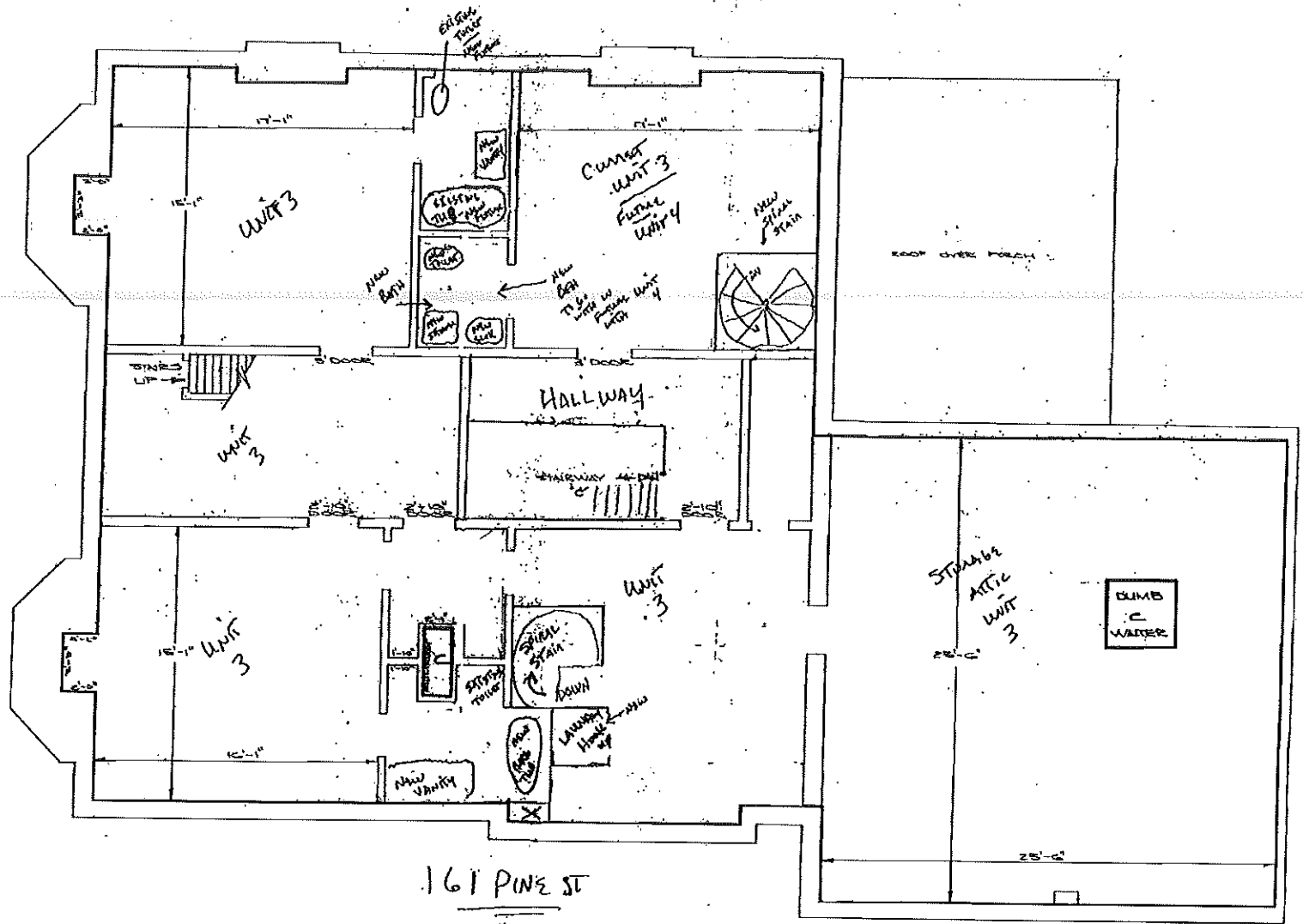
16'

Exterior Brick Wall

Add LVL

Sister New $9\frac{1}{4} \times 1\frac{3}{4} \times 16'$ LVL
 to existing floor joist
 Headoff floor joists
 with $9\frac{1}{4} \times 1\frac{3}{4} \times 6'$ LVL
 with hangers

161 Pine St.
 2nd/3rd Floor
 Spiral Stairway
 Framing for
 IN UNIT #4



161 PINE ST

THIRD FLOOR PLAN

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

LOCATION: 161 Pine st METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER Fade
 TENANT _____ PHONE # _____

Date 2/2/10
 Permit # 20104060
 CBL# 063 6000

OUTLETS	Receptacles	Switches	Smoke Detector	TOTAL EACH FEE
	60		11	.20
FIXTURES	20 Incandescent	10 Fluorescent	Strips	.20
SERVICES	Overhead	Underground	TTL AMPS <800	15.00
	Overhead	Underground	>800	25.00
Temporary Service	Overhead	Underground	TTL AMPS	25.00
METERS	5 (number of)			1.00
MOTORS	(number of)			2.00
RESID/COM	Electric units			1.00
HEATING	oil/gas units	Interior	Exterior	5.00
	Ranges	Cook Tops	Wall Ovens	2.00
APPLIANCES	Insta-Hot	Water heaters	Fans	2.00
	Dryers	Disposals	Dishwasher	2.00
MISC. (number of)	Compactors	Spa	Washing Machine	2.00
	Others (denote)			2.00
	Air Cond/win			3.00
	Air Cond/cent		Pools	10.00
	HVAC	EMS	Thermostat	5.00
	Signs			10.00
	Alarms/res			5.00
	Alarms/com			15.00
	Heavy Duty(CRKT)			2.00
	Circus/Carnv			25.00
	Alterations			5.00
	Fire Repairs			15.00
	E Lights			1.00
	E Generators			20.00
PANELS	4 Service	Remote	Main	4.00
TRANSFORMER	0-25 Kva			5.00
	25-200 Kva			8.00
	Over 200 Kva			10.00
MINIMUM FEE/COMMERCIAL 55.00			TOTAL AMOUNT DUE	45.00
MINIMUM FEE				45.00

CONTRACTORS NAME Andrey Kingma MASTER LIC. # MS40088273
 ADDRESS 139 N Raymond rd Gray LIMITED LIC. # _____
 TELEPHONE 207-657-2795

SIGNATURE OF CONTRACTOR [Signature]

PLUMBING APPLICATION

Department of Health and Human Services
Bureau of Environmental Health

PROPERTY ADDRESS

Town or Municipality: Portland
 Street: Portland
 Subdivision Lot #: 161 Pine St
 PROPERTY OWNERS NAME:
 First: Tacka Last: Joe
 Applicant Name: Jim's Plumb
 Mailing Address of Owner/Applicant (if different): 89 Lamb St Westbrook

2010 8061
 PERMIT # 11213 TOWN COPY
 Date Permit Issued: 2/24/10 \$ 1198 Double Fee Charged
 Local Plumbing Inspector Signature: [Signature] L.P.I. # 071312
 Date Approved: 63-6-20

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 to deny the permit.

Signature of Owner/Applicant: [Signature] Date: 1/24/10

Caution: Inspection Required

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

Local Plumbing Inspector Signature: _____ Date Approved: _____

PERMIT INFORMATION

This Application is for:
 1. NEW PLUMBING
 2. RELOCATED PLUMBING
 Type of Structure To Be Served:
 1. SINGLE FAMILY DWELLING
 2. MODULAR OR MOBILE HOME
 3. MULTIPLE FAMILY DWELLING
 4. OTHER - SPECIFY _____
 Plumbing To Be Installed By:
 1. MASTER PLUMBER
 2. OIL BURNERMAN
 3. MFGD. HOUSING DEALER/MECHANIC
 4. PUBLIC UTILITY EMPLOYEE
 5. PROPERTY OWNER
 LICENSE # 01948

Hook-up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	Hosebib / Silcock	1	Bathub (and Shower)
	Floor Drain	1	Shower (Separate)
	Urinal		Sink
	Drinking Fountain	3	Wash Basin
	Indirect Waste	1	Water Closet (Toilet)
	Water Treatment Softener, Filter, etc.	1	Clothes Washer
	Grease / Oil Separator		Dish Washer
	Roof Drain		Garbage Disposal
	Bidet		Laundry Tub
	Other:		Water Heaters
Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1	
TRANSFER FEE (\$65.00)		Fixtures (Subtotal) Column 2	

RECEIVED
 FEB 24 2010
 DEPT OF ENVIRONMENTAL HEALTH

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

Hook-Up & Relocator Fee	
Transfer Fee	
Fixture Fee	
Permit Fee	