

## Historic Preservation Board

Wednesday, January 21, 2026 at 5:00 PM  
Room 24 (Ground Level of City Hall) and  
Zoom



## MEMBERS

Brad Miller, Chair  
Valerie Paquin-Gould, Vice Chair  
Hilary Bassett  
William DeSerras  
Michael Hutchins  
Kristina Sottery  
Rob Whitten

The Historic Preservation Board invites the public to attend the meeting **in person or Zoom** pursuant to the Remote Meeting Policy adopted by the Historic Preservation Board. Prior to the meeting, please check the Agenda Center <https://portlandme.portal.civicclerk.com> to view memos and reports which will be posted by the end of the day on the Friday before the Historic Preservation Board meeting. Please note that the placement of each item on the agenda is subject to change. Please check the [Agenda Center](#) prior to the meeting for the item start time.

### REMOTE PARTICIPATION

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting. For more information on how to use zoom, please go here: <https://content.civicplus.com/api/assets/18148b5d-f26e-472f-8d2c-245db97e5c27>

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/85423383209>

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+1 646 931 3860 US

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

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Webinar ID: 854 2338 3209

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## **PUBLIC COMMENT INFORMATION:**

To submit written public comment on an agenda item, email [hp@portlandmaine.gov](mailto:hp@portlandmaine.gov). Submissions must be received by 12:00 pm **the day before** the Historic Preservation Board meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

## **AGENDA:**

### **1. ROLL CALL AND DECLARATION OF QUORUM**

### **2. REPORT OF ATTENDANCE AT THE MEETING HELD ON DECEMBER 3, 2025**

- i. Election of New Officers Bassett, Hutchins, Miller, O'Brien, Paquin-Gould, and Whitten present.

### **3. REPORTS OF DECISIONS AT THE MEETING HELD ON DECEMBER 3, 2025**

- i. Election of Board Chair The Board voted 7-0 to elect Brad Miller as the Board Chair.  
Election of Board Vice Chair The Board voted 7-0 to elect Valerie Paquin-Gould as the Board Vice Chair.

### **4. COMMUNICATION AND REPORTS**

- i. HPBR-002814-2024 Appeal Update: Corporation Counsel will provide an update on the status of the appeal of the Historic Preservation Board's approval of application HPBR-002814-2024 for 42 Atlantic Street and provide guidance on next steps.
- ii. Historic Resources Design Manual Public Review Draft Released on January 7, 2026: Staff will provide an update on the release of the public review draft of the Historic Resources Design Manual which will remain open for comment through January 31, 2026: <https://portlandplanning.konveio.com/hrdm-draft>
- iii. Historic Preservation Board 2025 Annual Recap: Staff will provide a recap of major reviews and initiatives undertaken by the Historic Preservation Program during 2025.

### **5. EXECUTIVE SESSION**

- i. Pursuant to 1 M.R.S. § 405(6) (E), the Historic Preservation Board may hold an executive session to consult with its attorneys concerning the City's legal rights and duties with respect to *Lewis v. City of Portland*, NO. PORSC-AP-2024-00042.

### **6. PUBLIC HEARING**

- i. There are no public hearing items on the agenda.

### **7. WORKSHOP**

- i. There are no workshop items on the agenda.

Office of Corporation Counsel  
Michael Goldman, *Corporation Counsel*  
Amy R. McNally, *Associate Corporation Counsel*  
Nicole M. Albert, *Associate Corporation Counsel*  
Rachel L. Millette, *Associate Corporation Counsel*  
Avery A. Novak, *Associate Corporation Counsel*  
Mary C. Christie, *Associate Corporation Counsel*



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## MEMORANDUM

**To:** Chair Miller and Members of the Historic Preservation Board

**From:** Amy McNally, Associate Corporation Counsel

**Date:** January 16, 2026

**Subject:** Remand Order - 42 Atlantic Street - HPBR-002814-2024

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On May 29, 2024, this Board approved a Certificate of Appropriateness for new construction at 42 Atlantic Street. An abutter appealed that decision to the Planning Board pursuant to Section 2.2.11 (A) of the City's Land Use Code. The Planning Board affirmed, and the abutter thereafter appealed to Superior Court pursuant to Section 2.1.12 of the Land Use Code and Rule 80B of Maine Rules of Civil Procedure. On November 19, 2025, the Superior Court issued the attached order remanding the matter to this Board with instructions to issue "findings of fact and conclusions of law adequate for judicial review."

The City anticipates that this Board will meet on two occasions to address the Court's remand order. The purpose of the first meeting, currently scheduled on Wednesday, January 21, 2026, will be to review the order and discuss next steps. That meeting will be a good opportunity for any board members to ask questions about the process and the Board's responsibilities, but the Board will not engage in substantive deliberations or take any vote on the matter at that meeting.

The second meeting is currently scheduled on February 4, 2026. At that meeting, we expect Board members to review the Board's prior decision, the relevant standards and the evidence in the record and develop written findings which support the Board's 2024 decision. Please note that the Court's Order does not require the Board

to revisit the merits of its original decision, but instead directs the Board to expand on how and why it reached its decision to approve the Certificate of Appropriateness.

In order to participate in the hearing on February 4th, it will be important for each of the available Board members to review the entire record that was before the Board when it made its decision in 2024, including the relevant portions of the video of the workshops and public hearings which are all available on the City's website. Recordings, applicant materials, staff memos, and public comment from the relevant reviews can be found at the below links:

- March 6, 2024, Workshop:  
<https://portlandme.portal.civicclerk.com/event/6705/files/agenda/14415>
- April 17, 2024, Workshop:  
<https://portlandme.portal.civicclerk.com/event/6718/files/agenda/14678>
- May 29, 2024, Public Hearing:  
<https://portlandme.portal.civicclerk.com/event/7227/files/agenda/14879>

I hope this is a helpful introduction to the process that lies ahead. I look forward to working with you at the upcoming meetings and answering any questions you may have.

**Attachments:**

1. Court Order Re. *Lewis v. City of Portland*, NO. PORSC-AP-2024-00042

STATE OF MAINE  
CUMBERLAND, ss.

SUPERIOR COURT  
CIVIL ACTION  
NO. PORSC-AP-2024-00042

JOSEPH LEWIS,

Plaintiff

v.

CITY OF PORTLAND,

Defendant,

and

LB ATLANTIC, LLC,

Party in Interest

ORDER GRANTING MOTION TO  
SUBSTITUTE AND REMANDING  
TO HISTORIC PRESERVATION  
BOARD

REC'D CUMB CLERKS OFC  
NOV 21 '25 AM 9:56

Before the court is a fully briefed appeal pursuant to M.R. Civ. P. 80B and a motion to substitute brought by Maryellen Sullivan in her capacity as Personal Representative of the Estate of Joseph Lewis. After considering the parties' well-written briefs, the court grants the motion and remands this matter to the City of Portland Historic Preservation Board ("HPB") for issuance of findings of fact and conclusions of law adequate for judicial review.

### BACKGROUND

This matter involves an appeal from the issuance of a certificate of appropriateness by the HPB to Party in Interest LB Atlantic, LLC for proposed new construction at 42 Atlantic Street, Portland, Maine. Following public hearing, the HPB voted on May 29, 2024, to approve LB Atlantic's application "on the basis of

submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the [HPB] that the project meets Standards for Review of New Construction 17.83 A.1-8, B.1-5, C.1-4, & D.1-5.” R. 125. The certificate of appropriateness was issued on June 3, 2024. R. 179.

When this appeal was filed, Attorney Lewis and Attorney Sullivan resided at 33 Atlantic Street and owned the property as joint tenants. Sullivan Aff. ¶ 4. Attorney Lewis passed away on January 3, 2025. Attorney Sullivan filed the pending motion on April 2, 2025, seeking to substitute Attorney Sullivan as plaintiff in her capacity as Personal Representative as well as in her individual capacity.<sup>1</sup>

## DISCUSSION

### A. Motion to Substitute

Maine Rule of Civil Procedure 25(a) provides that “[i]f a party dies and the claim is not thereby extinguished, the court may order substitution of the proper parties.” LB Atlantic and the City oppose the motion to substitute, arguing that the Estate and Attorney Sullivan lack standing to pursue the appeal because the Estate has no interest in 33 Atlantic Street, and Attorney Sullivan did not participate personally or through her attorney in the administrative process.

Generally, “[i]n order to have standing to file an 80B appeal in the Superior Court, the appellant must prove (1) that it was a party at the administrative proceeding, and (2) that it suffered a particularized injury as a result of the agency’s decision.” *Norris Fam. Assocs., LLC v. Town of Phippsburg*, 2005 ME 102, ¶ 11, 879

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<sup>1</sup> The undersigned acknowledges the profound loss to Attorney Lewis’s family, friends, and colleagues, as well as the legal community.

A.2d 1007.

A party suffers a particularized injury when a judgment or order adversely and directly affects that party's property, pecuniary, or personal rights. *Nergaard v. Town of Westport Island*, 2009 ME 56, ¶ 18, 973 A.2d 735. A particularized injury is an injury that is distinct from the harm experienced by the public at large. *Id.* Because of an abutting landowner's proximity, an abutter need only demonstrate a "minor adverse consequence affecting the party's property, pecuniary or personal rights" to have standing. *Sproul v. Town of Boothbay Harbor*, 2000 ME 30, ¶ 7, 746 A.2d 368.

An appellant may have party status without having formally appeared as a party as long as it participated throughout the administrative proceeding. *Friends of Lincoln Lakes v. Town of Lincoln*, 2010 ME 78, ¶ 12, 2 A.3d 284. "Participation may be . . . in person or through an attorney." *Norris Fam. Assocs., LLC*, 2005 ME 102, ¶ 16, 879 A.2d 1007 (citation modified) (quoting *New Eng. Herald Dev. Grp. v. Town of Falmouth*, 521 A.2d 693, 696 (Me. 1987)).

The Estate clearly lacks standing because it has no interest in the property at 33 Atlantic Street. Attorney Sullivan argues that an estate may properly be substituted in an administrative appeal, citing *Estate of Pirozzolo v. Department of Marine Resources*, 2017 ME 147, ¶ 2 n.1, 167 A.3d 522. *Pirozzolo* is distinguishable from this matter, however, because the estate in *Pirozzolo* apparently had an interest in abutting property—there is no suggestion that title had passed to a third party during litigation. *See id.* ¶ 2 ("A group of property owners in the vicinity of the proposed lease site, including Jack Pirozzolo . . . , intervened in the Department

proceeding.” (footnote omitted)). As Attorney Sullivan acknowledges, Attorney Lewis’s joint tenancy interest was extinguished upon his passing; it did not pass to the Estate. See Sullivan Aff. ¶ 13. There can be no injury to the Estate.

On the other hand, Attorney Sullivan meets the particularized injury requirement as an individual because she owns property abutting the proposed project. See Sullivan Aff. ¶ 23 (“The development interferes with my quiet enjoyment of my home for several reasons, including inadequate provisions for access and parking . . . .”). The more substantial hurdle for Attorney Sullivan is demonstrating “party status.”

Attorney Sullivan admits that although Attorney Lewis appeared in proceedings before the City, Attorney Sullivan did not personally appear or participate in administrative proceedings. She avers that “Joe and I consulted on all of his submissions and other efforts in opposition to the proposed development of 42 Atlantic Street,” Sullivan Aff. ¶ 7, and that “our mutual interests as the owners of 33 Atlantic Street were represented by Joe” in the administrative proceedings, Sullivan Aff. ¶ 18.

Attorney Sullivan cites *Norris Family Associates, LLC v. Town of Phippsburg*, 2005 ME 102, 879 A.2d 1007, and *New England Herald Development Group v. Town of Falmouth*, 521 A.2d 693 (Me. 1987), to support her argument that she has party status. In *New England Herald Development Group*, the Law Court held that a partnership had party status when an individual partner and agent of the partnership was present and participated in every stage of the administrative

proceeding, even though the partnership was not a named plaintiff in the administrative proceeding. 521 A.2d at 694. In *Norris Family Associates, LLC*, the Law Court similarly held that one of several owners of an abutting property, Phillip Jermain, had party status when an attorney who appeared during administrative proceedings stated that he was representing the other owners, “the Norrises,” because it could be “fairly be inferred that [the attorney] appeared on behalf of all of the owners.” 2005 ME 102, ¶ 17, 879 A.2d 1007.

In this case, the court is convinced that Attorney Lewis and Attorney Sullivan intended for Attorney Lewis to represent both their interests before the HPB, as they were identical at that time. Although Attorney Lewis did not expressly state that he was participating in administrative hearings on his own behalf as well as on behalf of Attorney Sullivan, one could fairly infer that he represented the interests of both joint tenants of the property at 33 Atlantic Street. *See id.* In addition, the court finds that no party will be prejudiced if the court permits Attorney Sullivan to step into the shoes of Attorney Lewis for purposes of this appeal. Considering the unique circumstances of this case, the interests of justice would not be served by dismissing this appeal on a technicality. The court therefore grants the motion to substitute Attorney Sullivan in her personal capacity as Plaintiff and turns to the merits of the Rule 80B appeal.

### **B. Rule 80B Appeal**

The Superior Court’s jurisdiction to hear Rule 80B appeals is a function of statute. 4 M.R.S. § 105(3)(A) (2025); *see* M.R. Civ. P. 80B(a); *Norris Fam. Assocs.*,

*LLC*, 2005 ME 102, ¶ 13, 879 A.2d 1007. The court reviews the operative decision of a municipality for errors of law, abuse of discretion, or findings not supported by substantial evidence in the record. *Grant v. Town of Belgrade*, 2019 ME 160, ¶ 8, 221 A.3d 112. As the Law Court recently explained,

[m]eaningful judicial review of an agency decision is not possible without findings of fact sufficient to apprise the court of the decision's basis. In the absence of such findings, a reviewing court cannot effectively determine if an agency's decision is supported by the evidence, and there is a danger of judicial usurpation of administrative functions. Adequate findings also assure more careful administrative considerations, help parties plan cases for rehearing or judicial review and keep agencies within their jurisdiction.

*Murray v. City of Portland*, 2023 ME 57, ¶ 14, 301 A.3d 777 (alteration in original) (quoting *Chapel Rd. Assocs. v. Town of Wells*, 2001 ME 178, ¶ 10, 787 A.2d 137).

The court must remand this matter because the HPB did not make adequate findings, and this is not a case in which the facts are obvious from the record. *See id.* ¶ 16. As noted, the HPB voted to approve LB Atlantic's application "on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the [HPB] that the project meets Standards for Review of New Construction . . . ." R. 125. Although the HPB acknowledged that findings regarding multiple review standards were required under the City's Code, the record contains no statement of the HPB explaining its bases in fact for its conclusion that all standards were met, aside from a broad reference to the entire administrative record.

The City argues that, by referencing the staff memo in its vote, the HPB adopted the staff memo as its findings. The court does not construe the above vote as an adoption of the staff memo. Rather, the HPB stated only that it considered the

information in the staff memo among other information in reaching its decision. Because the record lacks clear findings of the HPB regarding the applicable standards under the Code, meaningful judicial review is impossible.

### CONCLUSION

For the reasons stated above, the court grants the motion to substitute and remands this matter to the City.


The entry is:

1. The Motion to Substitute is GRANTED. Maryellen Sullivan, in her personal capacity, is hereby substituted for Josphe Lewis as Plaintiff; and
2. This matter is REMANDED to the City of Portland Planning Board to remand to the Historic Preservation Board for issuance of findings of fact and conclusions of law adequate for judicial review.

The clerk is directed to incorporate this order into the docket by reference. M.R.

Civ. P. 79(a).

Dated: 11/19/25

  
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John O'Neil, Jr.  
Justice, Maine Superior Court

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Keith P. Richard, Archipelago Law, LLP, Portland, for Plaintiff  
Amy R. McNally, City of Portland Office of Corporation Counsel, Portland, for Defendant  
David M. Kallin & Oliver Mac Walton, Drummond Woodsum, Portland, for Party in Interest

Entered on the Docket: 12/9/25

**STAFF MEMORANDUM  
HISTORIC PRESERVATION PROGRAM  
PLANNING AND URBAN DEVELOPMENT**



**TO:** Chair Miller and Members of the Historic Preservation Board  
**FROM:** Evan R. Schueckler, Historic Preservation Program Manager  
Kevin Kraft, Director - Planning and Urban Development  
Helen Donaldson, Director of Special Projects – Planning and Urban Development  
**DATE:** January 16, 2026  
**RE:** Historic Resources Design Manual Public Review Draft Released on January 7, 2026  
**MEETING:** January 21, 2026

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Staff are very excited to announced that a full draft of the Historic Resources Design Manual has been completed and was made available for public review and comment on January 7, 2026!

Board members and members of the publica can access the public review draft and provide comment through the project webpage:  
<https://portland.civilspace.io/en/projects/historic-resources-design-manual-update>

The document will be available through January 31, after which staff will compile and respond to comments, make edits to the document as needed, and then bring the final draft before the Board for a Public Hearing and adoption.

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**ATTACHMENTS**

None

**STAFF MEMORANDUM  
HISTORIC PRESERVATION PROGRAM  
PLANNING AND URBAN DEVELOPMENT**



**TO:** Chair Miller and Members of the Historic Preservation Board  
**FROM:** Evan R. Schueckler, Historic Preservation Program Manager  
**DATE:** January 16, 2026  
**RE:** 2025 Historic Preservation Program Recap  
**MEETING:** January 21, 2026

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The following is a summary of the reviews conducted by the Historic Preservation Program over the 2025 Calendar year:

	Received*	Approved*
Board Reviews	9	12
Administrative Reviews	84	83
Permit Reviews	507	452

\*The number of received and approved applications differ as applications are not always approved in the year they were received. Many Board and Administrative reviews also result in multiple subsequent permit reviews. Not all received applications are pursued through to approval by the applicants.

**NATIONAL REGISTER NOMINATIONS**

In 2025 the Board recommended that the Maine Historic Preservation Commission approve the following National Register Nominations:

- The Western Cemetery (6 Vaughan Street), January 8, 2025

**HISTORIC PRESERVATION BOARD RULES**

On June 18, 2025, the Board voted to adopt new procedural rules.

**HISTORIC DESIGNATIONS MAPPER**

On August 29, Historic Preservation staff launched a new interactive web-based map of Portland’s Local Historic Designations: <http://portlandmaine.gov/HistoricDesignationsMap>

This built on work to improve the Historic Designations page of the city website. Funded by a Certified Local Government Grant from the Maine Historic Preservation Commission, the city digitized several thousand pages of survey forms and original photos produced in the 1990s, which were then organized by Historic District and Street and are now available as searchable and bookmarked PDFs on the City’s website: <https://www.portlandmaine.gov/1548/Historic-Designations>

The new interactive map provides searchability by address and parcel, as well as the ability to navigate visually to a desired location and select a parcel. Once a parcel is selected, basic information is provided such as address, property name (as applicable), and date of construction. The map also provides links to useful resources such as district designation reports, property descriptions/survey forms, 1924 tax photos and other historic images held by the Maine Historical Society, and historic maps such as the 1914 Richards atlas and several Sanborn Fire Insurance Maps.

In addition to the interactive map, this project included updated PDF maps of all 12 Historic Districts, which are graphically consistent and show parcel addresses. These have been added to the Historic District web pages along with the original designating maps.

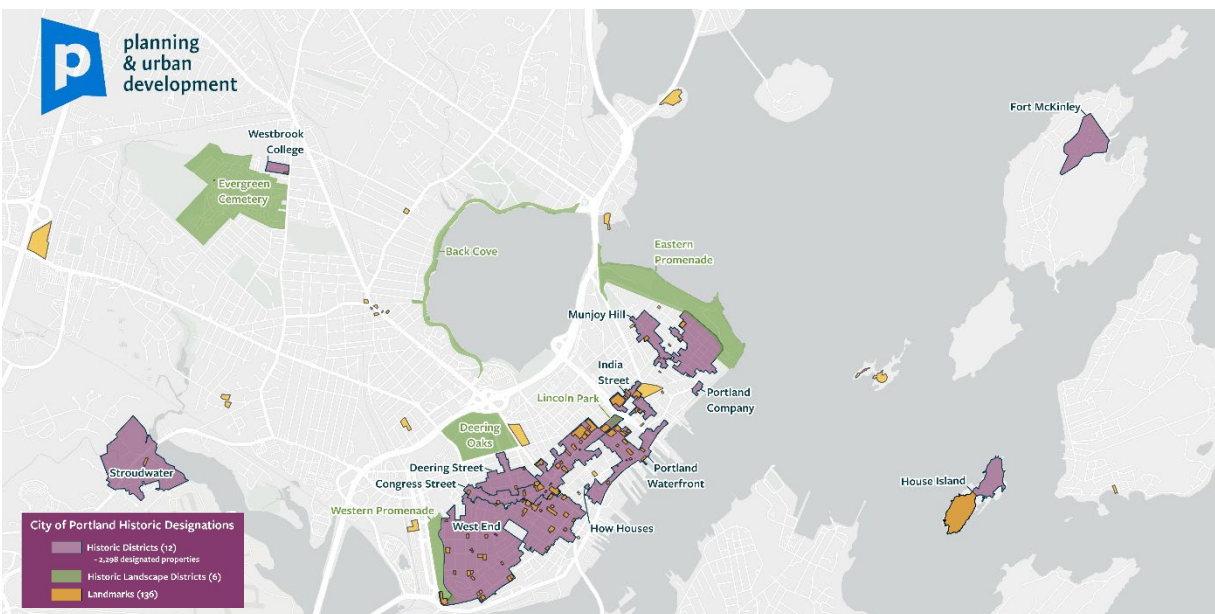


Figure 1: New static city-wide map of Portland’s Historic Designations.

### **CLG GRANTS**

In 2025, the City of Portland completed restoration of the Lincoln Park Fence along Pear Street, marking the milestone of completing restoration of half of the park fence. The project was funded through a \$30,000 CLG grant, a \$90,000 donation from the Friends of Lincoln Park, and time from Parks and Recreation staff.

In 2025, the City of Portland was also awarded three new CLG Grants:

- \$3,783 to support staff attendance at Forum 2026 (a national preservation commission organized by the National Alliance of Preservation Commissions).
- \$14,332 as a pass-through grant for design work for foundation repair of the Fifth Maine Museum on Peaks Island. The Fifth Maine Museum will provide \$4,778 in matching funds.
- \$13,257 as a pass-through grant for replacement of the Casco Street bulkhead at Mechanics’ Hall. Mechanics’ Hall will provide \$10,000 in matching funds.

## HISTORIC RESOURCES DESIGN MANUAL

Over the course of 2025, the Board held three workshops to review updates to the Historic Resources Design Manual. These workshops were held on May 21, September 3, and November 19 following a first workshop on November 20, 2024. This is the first major update of the Manual since 1992 and is anticipated to be completed in early 2026.

### HIGHLIGHTED BOARD APPROVALS

#### **360 Spring Street – HPBR-003092-2025**

On January 8, 2025, the Board voted to approve construction of a new gymnasium at the Waynflete School, replacing an existing non-contributing gymnasium.



*Figure 2: Rendering of the approved new gymnasium viewed from the corner of Orchard and Fletcher Streets.*

#### **23 Waterville Street – HPBR-003262-2025**

On April 2, 2025, the Board reviewed the classification of an existing garage, and found that the garage did not contribute to the historic character of the Munjoy Hill Historic District. This review was the first application of a clarified process for determining the classification of buildings that were not specifically identified in a historic designation. This process was clarified as a part of the Land Use Code update adopted by City Council at the end of 2024.



*Figure 3: Photo of the garage found to be noncontributing.*

**248 Congress – HPBR-003304-2025**

On May 7, 2025, the Board voted to approve a complete window replacement at the former North School. The approved windows will be more historically accurate than the current replacements.



*Figure 4: West elevation of 248 Congress Street showing the approved replacement window configuration.*

**710 Stevens Avenue, All Souls Universalist Church – HP-00005-2025**

On July 16, 2025, the Board voted to approve a replacement rear addition which will provide improved accessible and code-compliant entry and egress for the former Church.



*Figure 5: Rendering of the approved rear addition to 710 Stevens Avenue.*

## COMPLETED CONSTRUCTION

During the January 21 meeting, staff will present a brief slideshow of highlighted projects that completed construction in 2025. The presentation will include before images or approved plans/renderings along with photos of the completed projects.

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## ATTACHMENTS

1. 2025 Board Reviews
2. 2025 Administrative Reviews
3. 2025 Permit Reviews

<u>Plan Number</u>	<u>Street Number</u>	<u>Street Name</u>	<u>Plan Description</u>	<u>Plan Type</u>	<u>Plan Work Class</u>	<u>Plan Apply Date</u>	<u>Plan Complete Date</u>	<u>Plan Status</u>
HPBR-003204-2025	187	DANFORTH ST	After the fact review.	HP Board Review	HP Minor Board Review	1/21/2025		In Review
HPBR-003211-2025	67	INDIA ST	TO CONSIDER MAKING BACK CONCRETE SECTION OF BUILDING HISTORICALLY NONCONTRIBUTING	HP Board Review	HP Minor Board Review	1/24/2025	2/21/2025	Approved by Board with Conditions
HPBR-003243-2025	16	VESPER ST	ADDITION OF 500 PLUS SQ FT LIVING SPACE ON NEW FOOTPRINT	HP Board Review	HP Minor Board Review	2/25/2025	7/21/2025	Approved with Conditions
HPBR-003262-2025	23	WATERVILLE ST	We are pursuing a determination that the automobile garage associated with the two-family dwelling at 23 Waterville Street can be classified as non-contributing.	HP Board Review	HP Minor Board Review	3/10/2025	4/23/2025	Approved by Board
HPBR-003265-2025	58	ATLANTIC ST	Request to review the reclassification of the rear shed portion of 58 Atlantic, and then also review the addition that is proposed to take the place of the shed.	HP Board Review	HP Minor Board Review	3/12/2025	5/6/2025	Approved by Board
HPBR-003304-2025	248	CONGRESS ST	Submission for window replacement.	HP Board Review	HP Minor Board Review	4/14/2025	5/14/2025	Approved by Board with Conditions
HP-00005-2025	710	STEVENS AVE	Removal of 1980's addition on back side of Ludcke Auditorium and construction of new addition in its place.	Historic Preservation	Board Review - Minor	6/10/2025	8/1/2025	Approved by Board with Conditions
HP-00014-2025	133	SPRING ST	New roof deck, new skylights, replacing windows and front door	Historic Preservation	Board Review - Minor	7/14/2025	8/13/2025	Approved by Board with Conditions
HP-00038-2025	142	FREE ST	7 CONGRESS EXTENSION is a temporary civic space from the Portland Museum of Art, transforming a lot near Congress Square into an outdoor hub for art, gathering, and community imagination.	Historic Preservation	Board Review - Major	9/22/2025		In Review

<u>Plan Number</u>	<u>Street Number</u>	<u>Street Name</u>	<u>Plan Description</u>	<u>Plan Type</u>	<u>Plan Apply Date</u>	<u>Plan Complete Date</u>	<u>Plan Status</u>
HPAR-003190-2025	90	PARK ST	Replacing 4 windows and 2 entry doors. Please see Project Summary for details.	HP Administrative Review	1/2/2025	3/21/2025	Approved with Conditions
HPAR-003189-2025	87	GRAY ST	Removal of asbestos siding.	HP Administrative Review	1/2/2025	1/7/2025	Approved with Conditions
HPAR-003188-2025	164	NEAL ST	Installation of fiberglass windows, as discussed with R. Weiner, using the same 2 over 2 format as in place. Retaining the front first story bay of windows and second story palladian window.	HP Administrative Review	1/2/2025	1/9/2025	Approved with Conditions
HPAR-003201-2025	4	MILK ST	Masonry work on facade	HP Administrative Review	1/17/2025	1/29/2025	Approved with Conditions
HPAR-003199-2025	764	CONGRESS ST	Point entire Congress St side of building and from right front corner to first row of windows	HP Administrative Review	1/17/2025	1/21/2025	Approved with Conditions
HPAR-003202-2025	395	FORE ST	Masonry Work on facade	HP Administrative Review	1/20/2025	2/3/2025	Approved with Conditions
HPAR-003212-2025	88	PARK ST	PSTOA has replaced 4 fixtures on lamp posts outside of 88, 90, 92, and 94 Park St respectively. The old fixtures were not historic, not identical, and increasingly unfunctional.	HP Administrative Review	1/24/2025	1/30/2025	Approved with Conditions
HPAR-003217-2025	100	Silver Street	We are grinding and repointing the east wall, The wall has been previously painted. It is our intention to re paint the wall once all the masonry repairs are done.	HP Administrative Review	1/29/2025	3/25/2025	Approved with Conditions
HPAR-003220-2025	286	SPRING ST	Adding storm windows to the original, refurbished front bay window.	HP Administrative Review	2/4/2025	2/14/2025	Approved with Conditions
HPAR-003226-2025	6	BOWDOIN ST	<p>We are installing storm windows on (9) windows on the 1st floor for this phase. The round window on the 3rd floor gable end is scheduled on a different phase along with the restoration repair of the round sash. This will also be the Allied AOL-A exterior removal.</p> <p>Attached are the images of the windows being protected by storms. (1) basement window is a Deadlite AOL-A, Two Round topped deadlites on the Bowden Street side will also be AOL- A exterior removal of the storm panel.</p> <p>There are three DH windows in the sitting room bay window and they are HOL-Op's that will have screens in the bottom and an operational storm panel that can be stored in the open position to allow for use of the screen.</p> <p>The kitchen(3) Double Hung sash and we will be using the HOL-Op here as well.</p>	HP Administrative Review	2/13/2025	2/18/2025	Approved with Conditions
HPAR-003237-2025	96	PARK ST	Replacing lamp post that fell during Thanksgiving Day storm. Also going to reconstruct the historic metal fence with an appropriate replica.	HP Administrative Review	2/24/2025	5/6/2025	Approved with Conditions
HPAR-003240-2025	710	STEVENS AVE	Exterior Restoration of the c. 1867 Francis Fassett designed Universalist Church (now Ludcke Auditorium at UNE's Portland Campus).	HP Administrative Review	2/25/2025	3/13/2025	Approved with Conditions

<u>Plan Number</u>	<u>Street Number</u>	<u>Street Name</u>	<u>Plan Description</u>	<u>Plan Type</u>	<u>Plan Apply Date</u>	<u>Plan Complete Date</u>	<u>Plan Status</u>
HPAR-003250-2025	28	ORCHARD ST	We are replacing 9 basement windows that are badly deteriorated. 8 of the windows have metal sashes with three vertical panes of glass. They will be replaced with Accoya wood sashes which maintain the glazing and profile of the old metal windows. The single wooden window will be restored. Allied storm windows will be installed. We are working with Bagala Window Works.	HP Administrative Review	3/3/2025	3/14/2025	Approved
HPAR-003260-2025	360	SPRING ST	We have two projects. Radon venting systems for Thomas House and Lower School and a night light for the entry drive of Thomas House loop road. We will be using a matching bronze light for Thomas House. The PVC vent pipe on Thomas will be painted to match the brickwork. The Lower School building is white so we will leave that pipe white.	HP Administrative Review	3/5/2025	3/20/2025	Approved with Conditions
HPAR-003263-2025	125	VAUGHAN ST	Front porch handrails (facing Vaughan); removal of vinyl siding and painting of house; addition of balusters on top of porch; removing asphalt driveway and replacement with permeable pavers (Carroll side); replacement of fence (Carroll side); removal of concrete walkway and replacement with permeable pavers (Vaughan side); addition of landscaping and lighting; gutter repairs.	HP Administrative Review	3/10/2025		In Review
HPAR-003277-2025	1296	WESTBROOK ST	Replacement and/or Repair of Rotten or Damaged Exterior Siding and Trim; Repainting of Exterior Siding, Trim, Windows and Doors	HP Administrative Review	3/20/2025	3/25/2025	Withdrawn
HPAR-003281-2025	46	CARLETON ST	Window replacement project with Renewal by Andersen. Replacing 1 window - Single Casement	HP Administrative Review	3/27/2025	4/25/2025	Approved with Conditions
HPAR-003282-2025	594	CONGRESS ST	Place 4 out door cameras.	HP Administrative Review	3/28/2025	5/6/2025	Approved with Conditions
HPAR-003285-2025	178	PINE ST	Replacement of storms in 4 windows	HP Administrative Review	3/31/2025	4/18/2025	Approved
HPAR-003294-2025	146	CHADWICK ST	We are looking to add natural light to our finished third floor space with the addition of two Velux fixed skylights.	HP Administrative Review	4/8/2025	4/22/2025	Approved
HPAR-003295-2025	465	CONGRESS ST	Exterior restoration of existing building to support the renovation to a hotel, including exterior improvements to provide a new entry courtyard to the property.	HP Administrative Review	4/8/2025	10/7/2025	Approved with Conditions
HPAR-003300-2025	77	CARLETON ST	Applying to replace the existing vinyl inserts in 8 windows on the second floor with new vinyl inserts for energy efficiency. We will repair or replace rotting sills and trim as well to match the existing.	HP Administrative Review	4/10/2025	4/14/2025	Approved with Conditions
HPAR-003301-2025	98	CHADWICK ST	Request approval for 1) rebuild of north chimney (rain leaks into building) to match new chimney build during 2024 on west side of building; and 2) complete masonry tuck pointing of the building.	HP Administrative Review	4/11/2025	4/28/2025	Approved with Conditions

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HPAR-003305-2025	9	TAYLOR ST	This project is an estimated 62.5 sf second floor addition and new first floor window bay (12.5 sf) to an existing home in the West End Historic District. The proposed bathroom addition is to be located above the existing mudroom with a new shed roof above, which ties into the existing gable. The project does not include any foundation work. Four additional window openings are to be added adjacent to the historic park facing window openings centered on the historic gable. All existing trim and lintel detailing is to remain or be replaced in-kind, and all trim details at new openings are simplified flat stock in style. The existing southwest facing gabled end roofline, visible from McIntyre Park, is to be protected in its entirety. Please refer to the attached documents for more details.	HP Administrative Review	4/15/2025	4/23/2025	Approved with Conditions
HPAR-003310-2025	483	CONGRESS ST	Replacement of 2 brick columns that hold the entrance gates and 50 SF of repointing next to the stairs	HP Administrative Review	4/16/2025	5/9/2025	Approved with Conditions
HPAR-003311-2025	10	DANA ST	Grinding and repointing of Masonry wall at 10 Dana Street	HP Administrative Review	4/17/2025	6/17/2025	Approved with Conditions
HPAR-003312-2025	45	THOMAS ST	Replace 25 existing windows with Andersen 400 Series TiltWash insert windows. Existing windows on the front of the house are not being replaced.	HP Administrative Review	4/17/2025	5/9/2025	Approved with Conditions
HPAR-003317-2025	398	SPRING ST	Install 13 Point 1 storm windows, (black) and one (2nd floor)Larson Platinum storm door (black) on rear (2000) addition to house.	HP Administrative Review	4/22/2025	5/13/2025	Approved
HPAR-003322-2025	25	BRAMHALL ST	Add fence along rear of lot facing hospital parking lot	HP Administrative Review	4/29/2025	4/30/2025	Approved with Conditions
HPAR-003327-2025	269	VAUGHAN ST	removal of c.1980 mudroom and addition of 87 sq ft historically appropriate covered porch	HP Administrative Review	4/30/2025	5/21/2025	Approved with Conditions
HPAR-003333-2025	655	CONGRESS ST	Repair facade of the brick and concrete building	HP Administrative Review	5/5/2025	6/13/2025	Approved with Conditions
HPAR-003337-2025	112	WEST ST	We are changing an existing Mansion into 9 condo units. We are adding 3 new dormers to the building. Parking will be on the side of the building off West street. The existing windows will be replaced.	HP Administrative Review	5/8/2025	5/20/2025	Approved with Conditions
HPAR-003338-2025	62	ATLANTIC ST	Minor external restoration for 62 Atlantic Street, Portland ME (no building alterations): 1- Replacement of asphalt roof shingles 2- Restoration/replacement/painting of Soffit and fascia 3- Replacement of siding 4- Replace defective windows 5- Pointing gently foundation bricks	HP Administrative Review	5/8/2025	5/22/2025	Approved with Conditions
HPAR-003341-2025	8	CHESTNUT ST	Install a new taller fence to replace a the old dilapidated and broken one. also adding a crash/safety gate to protect our fire egress from homeless encampments	HP Administrative Review	5/13/2025	5/22/2025	Approved with Conditions
HPAR-003346-2025	168	CLARK ST	Install Hardi Board siding on the left side of the house with a 4" reveal. Install 1x5 pvc corner boards. Install a small piece of trim around windows for the siding to butt up to.	HP Administrative Review	5/15/2025	6/3/2025	Approved with Conditions

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HPAR-003360-2025	30	MELLEN ST	Work will include stripping slate shingles. Removing any rotten or damaged roof boards from roof, filling any gaps with matching plain lumber (10% of total roof area with no additional charge);any structural damage will repaired. Ice and water shield and roof wrap will be installed as well as a drip edge. We will install Eco-Star synthetic slate shingles (Federal Gray) with 1 O" reveal.	HP Administrative Review	5/22/2025	7/25/2025	Approved with Conditions
HPAR-003361-2025	117	STATE ST	Iron/Metal fence addition in front of pre-approved (HVAC2022-01652) Sky Pencil Japanese Hollies and screening fence to hide heat pumps.	HP Administrative Review	5/22/2025	6/11/2025	Approved with Conditions
HPAR-003364-2025	327	SPRING ST	I am reaching out to request permission to replace the windows at my condo located at 327 Spring Street unit 2. The current windows are quite old and have reached a state where repairs are no longer practical. Many are drafty, damaged, or do not operate properly, making it difficult to maintain the home comfortably and efficiently.  I am working with A-Best Window and we are committed to preserving the historic look and feel of the property and intend to install replacement windows that closely match the originals in appearance, material, and style. I understand the importance of maintaining the district's character and want to ensure that any updates I make are in keeping with those standards.	HP Administrative Review	5/25/2025		In Review
HPAR-003368-2025	223 UNIT 1	WESTERN PROMENADE	After the fact review of a cedar fence installation, along the northwestern property boundary with 231 Western Prom, next to the driveway. Two previously installed fence panels closest to the sidewalk are to be removed, and the third panel is to be replaced with the panel that slopes down to the lower height. The 6' high solid fence will begin at the fourth panel back from the front boundary between the public sidewalk and the driveway.	HP Administrative Review	5/28/2025	6/17/2025	Approved with Conditions
HPAR-003372-2025	55	MORNING ST	Porch replacement	HP Administrative Review	5/31/2025	6/24/2025	Approved with Conditions
HP-00001-2025	263	STATE ST	Replacing 3 windows, like for like	Administrative Review	6/2/2025	7/7/2025	Approved with Conditions
HP-00002-2025	99	CAPISIC ST	Historic Preservation Review	Administrative Review	6/5/2025	6/11/2025	Approved
HP-00003-2025	223 UNIT 3	WESTERN PROMENADE	Wishing to replace/upgrade two street facing windows on front of unit.	Administrative Review	6/6/2025	6/27/2025	Approved with Conditions
HP-00004-2025	66	KELLOGG ST	Garage door replacement	Administrative Review	6/9/2025	7/8/2025	Approved
HP-00006-2025	265	State Street	Roof repair: (1) replace slate like for like, (2) replace Ridge Cap and Hip Ridge Cap like for like  Chimney repair: (1) Rebuild 2 Brick Columns, (2) Remove/ Reseat Blue Stone Cap, (3) Repair/Install Mortar Crown, (4) Repointing	Administrative Review	6/10/2025	7/22/2025	Approved with Conditions
HP-00007-2025	722	CONGRESS ST	Repairing and removing the front and side panel siding that has rot. Original	Administrative Review	6/12/2025	7/8/2025	Approved
HP-00008-2025	0	Waldo Street	replace gas line in stroudwater park	Administrative Review	6/16/2025	6/30/2025	Approved with Conditions
HP-00009-2025	224	SPRING ST	Front Entry Door Replacement	Administrative Review	7/7/2025	7/18/2025	Approved with Conditions

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HP-00010-2025	79	HIGH ST	Interior renovation of existing 12-unit building. Will remain 12 units with a unit added on the first floor and a unit removed on the second floor. One of the egress stairwells will be removed.  Exterior work includes the following: <ul style="list-style-type: none"> <li>• Reinstallation of an infilled window facing High Street.</li> <li>• Installation of (8) wall mounted heat-pump condensers, over existing roof areas.</li> <li>• Installation of a new electrical service, with meters for each of the 12 living units.</li> </ul>	Administrative Review	7/8/2025	7/14/2025	Approved with Conditions
HP-00013-2025	142	PLEASANT ST	Renovation of existing side porch. This work will include the replacement of	Administrative Review	7/9/2025	8/5/2025	Approved with Conditions
HP-00011-2025	143	NEAL ST	Replacing 7 windows in the basement of the home.	Administrative Review	7/9/2025	8/6/2025	Approved with Conditions
HP-00015-2025	40	OBRION ST	Replacing 22 windows and 2 entry doors; no structural changes being made	Administrative Review	7/14/2025	8/12/2025	Approved with Conditions
HP-00016-2025	260	BRACKETT ST	New electrical service installed and the exterior wiring needs to be covered	Administrative Review	7/15/2025	8/1/2025	Approved with Conditions
HP-00017-2025	176	VAUGHAN ST	Window Replacement Project - 8 window inserts * See attached project summary for additional details	Administrative Review	7/21/2025	11/12/2025	Approved with Conditions
HP-00018-2025	360	SPRING ST	Repointing masonry - Scope description attached	Administrative Review	7/24/2025	8/5/2025	Approved with Conditions
HP-00019-2025	53	EXCHANGE ST	Masonry pointing	Administrative Review	7/27/2025	8/7/2025	Approved with Conditions
HP-00020-2025	273	CONGRESS ST	Masonry facade repairs on upper wall above the flat roof parapet	Administrative Review	7/29/2025	8/20/2025	Approved with Conditions
HP-00022-2025	363	Fore	Completing masonry repairs	Administrative Review	8/1/2025	8/26/2025	Approved with Conditions
HP-00024-2025	70	CARROLL ST	We are proposing the installation of a side and rear yard fence, to create a s	Administrative Review	8/4/2025	8/6/2025	Approved with Conditions
HP-00023-2025	171	DANFORTH ST	Exterior rehab - siding and trim and front window replacement in kind, mat	Administrative Review	8/4/2025	8/7/2025	Approved with Conditions
HP-00025-2025	17	MORNING ST	Replacing existing vinyl insert style windows in with new units in likeness an	Administrative Review	8/8/2025	8/22/2025	Approved with Conditions
HP-00027-2025	196	PINE ST	Replace two existing garage doors with similar looking doors, same style bu	Administrative Review	8/19/2025	8/26/2025	Approved with Conditions
HP-00028-2025	114	EMERY ST	Remove vinyl and repair wood siding and trim	Administrative Review	8/19/2025	9/2/2025	Approved
HP-00026-2025	41	CARLETON ST	Part of chimney rebuilt	Administrative Review	8/19/2025	8/29/2025	Approved with Conditions
HP-00030-2025	19	DEERING ST	Gutter replacement Please see attached summary	Administrative Review	8/29/2025	10/9/2025	Approved with Conditions
HP-00031-2025	366	SPRING ST	We would like to replace the current windows with Marvin replacements.	Administrative Review	9/8/2025	9/16/2025	Approved with Conditions
HP-00032-2025	737	CONGRESS ST	Replace stone wall in back yard	Administrative Review	9/9/2025	9/18/2025	Approved with Conditions
HP-00033-2025	119	WINTER ST	Brick repair to the front facade and replacement of 7 front lintels. Lintels are concrete cast forms that match in color to the original brownstone lintels. Repair and or replacement in like kind wooden brick molding surrounding the windows, specifically for the three second floor front windows. This project pushes the new reproduction of the front door fenestration by needing to remove the roof to the awning over the front door to repair the behind in, under the right hand second floor window. Electrical service is being upgraded to 600 amps in September with new configuration on the driveway front corner of the building. Front door reproduction and renovation, potential granite front stair replacement and raised granite garden bed permit to follow.	Administrative Review	9/10/2025	9/23/2025	Approved with Conditions
HP-00034-2025	381	DANFORTH ST	We would like to install a 4'™ fence inside our property line. Additionally,	Administrative Review	9/14/2025	10/17/2025	Approved with Conditions

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HP-00035-2025	95	GRAY ST	16 windows - replacement	Administrative Review	9/15/2025	11/13/2025	Approved with Conditions
HP-00036-2025	415	CONGRESS ST	Finish the fencing along the rear alley way	Administrative Review	9/16/2025	9/24/2025	Approved
HP-00037-2025	244	STATE ST	Review of roof deck fencing.	Administrative Review	9/17/2025	10/20/2025	Approved with Conditions
HP-00039-2025	164	DANFORTH ST	Staff Review- Fence- Chimney Cap	Administrative Review	9/24/2025	9/29/2025	Approved with Conditions
HP-00040-2025	112	WINTER ST	replacement of 4 windows.	Administrative Review	9/25/2025	10/8/2025	Approved with Conditions
HP-00041-2025	44	NORTH ST	Replacing all windows on third floor of building.	Administrative Review	9/30/2025	10/10/2025	Approved with Conditions
HP-00042-2025	51	PARK ST	Grind and point all brickwork from top of building down to the middle of second floor. rebuild top right face approx 6 foot by 3 foot. caulk and paint all window sills and trim.	Administrative Review	10/2/2025	10/10/2025	Approved with Conditions
HP-00043-2025	415	CONGRESS ST	Work on Facade	Administrative Review	10/13/2025	10/28/2025	Approved with Conditions
HP-00044-2025	20	SAINT LAWRENCE ST	Replacing 4 Double-Hung (DG) windows on the 2nd floor. All windows are in	Administrative Review	10/14/2025	11/3/2025	Approved with Conditions
HP-00045-2025	45	UNION ST	Site improvements for the 45 Union Street development project, for the po	Administrative Review	10/27/2025	11/17/2025	Approved
HP-00046-2025	12	SMITH ST	I have been emailing a lot with Rob Wiener and Evan S has been cc'ed on all emails. I confirm that the fence replacement is going in the same location as the existing 20+ year old fence. Burns Fencing has emailed their drawing for their estimate. The contact is Gin Gedney Office Manager Telephone: 207-854-2463 Fax: 207-854-3636 Rob Weiner said that the replacement fence shown in the photo emailed to him is suitable, and that you would approve it.	Administrative Review	11/3/2025	11/5/2025	Approved with Conditions
HP-00047-2025	522	CONGRESS ST	Spot Pointing of brick work and re-caulking windows on 87 Free St side of th	Administrative Review	11/5/2025	11/10/2025	Approved with Conditions
HP-00048-2025	27	DEERING ST	27 Deering St currently has a slate roof which is failing and in need of replac	Administrative Review	11/14/2025	11/18/2025	Approved with Conditions
HP-00049-2025	393	SPRING ST	Replaced 20 windows - All on the 2nd floor, like to like, all Double-Hung (DG	Administrative Review	12/1/2025	12/4/2025	Approved with Conditions

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BLDC2025-04288	1139	FOREST AVE	Amend BLDC2023-03085: Complete demolition of existing Car Wash facility. New concrete foundation and wood framed construction of a new Car Wash facility along with site improvements.	Commercial Construction	Amendment	1/2/2025	2/5/2025	Complete
HVAC2025-03449	134	FEDERAL ST W	Building HVAC Renovation	HVAC	HVAC	1/2/2025	1/15/2025	Complete
FIRE2025-01852	503	CUMBERLAND AVE	Installation of low-voltage NFPA 72 fire alarm system	Fire	Fire Alarm	1/6/2025	1/16/2025	Issued
BLDR2025-04861	49	MONTREAL ST	We had to alter the roof line due to verifying the original measurement's in the field. Sq ft stayed the same we just adjusted the pitch.	Residential Construction	Amendment	1/6/2025	1/21/2025	Complete
BLDC2025-04292	49	DEERING ST	Without changing the footprint or walls, we wish to add a toilet, vanity, shower, kitchen sink, dishwasher, to an existing space and making this a legal residential rental unit instead of commercial office space that it is currently zoned as.	Commercial Construction	Alterations	1/6/2025		Withdrawn
BLDC2025-04293	53	WHARF ST	Amend BLDC2024-03682: The changes to the layout in these new drawings are identified by revision clouds and delta 3 symbols. Changes to already issued permit were necessary to be made after landlord scope of work did not reflect what was intended in tenant drawings.	Commercial Construction	Amendment	1/7/2025	1/24/2025	Issued
FIRE2025-01857	180	STATE ST	WET SPRINKLER SYSTEM	Fire	Fire Suppression water based	1/7/2025	3/17/2025	Issued
HVAC2025-03455	89	MORNING ST	Installing one Mitsubishi Electric MXZ-3C30NAHZ three zone heat pump outdoor unit on a powder coated foundation bracket on the rear gable serving the 2nd floor office, 2nd floor bedroom and 3rd floor.	HVAC	HVAC	1/7/2025	1/17/2025	Complete
FIRE2025-01855	19	BRAMHALL ST	Upgrade existing fire alarm system to current board and care occupancy standards.	Fire	Fire Alarm	1/7/2025	2/3/2025	Issued
HVAC2025-03461	41	BOWDOIN ST	Install cooling system	HVAC	HVAC	1/8/2025	1/16/2025	Complete
FIRE2025-01858	100	PLEASANT ST	New NFPA 13D sprinkler system	Fire	Fire Sprinkler System One and	1/8/2025	1/17/2025	Issued
SIGN2025-01060	189	BRACKETT ST	Small signage outside	Sign	Signage or Awning	1/8/2025	2/20/2025	Issued
BLDR2025-04865	308	DANFORTH ST	Restoration of historic single-family home. Adding elevator for access in rear of building.	Residential Construction	Alterations	1/8/2025	3/3/2025	Issued
FIRE2025-01862	10	CONGRESS SQ	Replace existing NFPA 72 Fire Alarm System	Fire	Fire Alarm	1/9/2025	1/22/2025	Issued
BLDC2025-04302	45	PARK ST	Replace 8 windows.	Commercial Construction	Alterations	1/12/2025	1/27/2025	Issued
HVAC2025-03473	44	BOWDOIN ST	Install Heat Pumps	HVAC	HVAC	1/14/2025	4/10/2025	Complete
BLDC2025-04307	44	DEERING ST	CHANGE OF USE - 5 to 4 dwelling units	Commercial Construction	Alterations	1/14/2025	3/5/2025	Complete
SIGN2025-01062	46	MARKET ST	A 3'x3' wooden-blade sign mounted from preexisting sign brackets at the corner of Milk & Market Street. The bracket previous housed a 3'x3' sign for the preexisting business. The sign will have the "CUTIES" logo and name.	Sign	Signage or Awning	1/15/2025	1/21/2025	Complete
BLDC2025-04311	20	MYRTLE ST	Replacing door and frame at the Merrill Auditorium.	Commercial Construction	Alterations	1/15/2025	1/27/2025	Issued
BLDR2025-04881	74	SAINT LAWRENCE ST	Renovate mudroom entry and bathrooms.	Residential Construction	Alterations	1/15/2025	3/12/2025	Issued
BLDC2025-04312	360	SPRING ST	Construction of a new Gymnasium and Wellness Center Structure - replacing former gym (Waynflete School).	Commercial Construction	New Commercial	1/17/2025	6/26/2025	Issued

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BLDR2025-04886	16	VESPER ST	Remove existing shed completely, and construction addition with living space, bathroom, and bedroom to single-family dwelling. No additional unit is permitted. No food cooking appliances are permitted.	Residential Construction	Additions	1/18/2025	9/30/2025	Issued
HVAC2025-03487	16	SAINT LAWRENCE ST	Install a gas Rinnai heater.	HVAC	HVAC	1/20/2025		Withdrawn
BLDC2025-04318	4	MILK ST	Renovation of an interior portion of an office occupancy to create a single-user private phone booth	Commercial Construction	Alterations	1/21/2025	2/6/2025	Complete
BLDR2025-04901	467	DANFORTH ST	Convert existing full bathroom to half bath, and add another full bathroom in adjacent existing closet. No work to exterior of the building is permitted.	Residential Construction	Alterations	1/23/2025	2/4/2025	Complete
BLDC2025-04323	490	CONGRESS ST	Expanding the Escape Room into the adjacent space to add in two new rooms.	Commercial Construction	Alterations	1/23/2025	5/5/2025	Issued
HVAC2025-03496	144	SPRING ST	Remove existing gas-fired steam boiler and install (1) new Bradford White FT Brute- 199 floor mounted natural gas fired combi boiler.	HVAC	HVAC	1/24/2025	2/18/2025	Issued
BLDC2025-04350	16	TAYLOR ST	Interior demolition only: Remove drywall and insulation with mold in units 16 and 18 in this multi unit building.	Commercial Construction	Alterations	1/28/2025	2/5/2025	Issued
HVAC2025-03499	17	MORNING ST	Apartment 1 new natural gas furnace with all new ductwork and coil for air conditioning .	HVAC	HVAC	1/28/2025	2/5/2025	Issued

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BLDR2025-04911	95	BECKETT ST	<p>Street to replace the front steps of my porch, which were in a poor state. My father and I initially replaced the front porch steps in late December without realizing that we would need this permit. However, after speaking with Dimitri Baumann, we were informed that we should apply for a Residential Alteration permit after the fact. We have also been in touch with Robert Weiner at the Historic Preservation department.</p> <p>I will attach a document with a drawing of the stairs, the plot plans of the property, and photos of the stairs before and after the repairs.</p> <p>Please note that we replaced the stairs using the same design as the original stairs. We used the historical parts as templates when we were cutting the new stairs. The only change in design was that the historical stringers were only connected via nails into 1"x3" non-pressure treated boards hanging from the porch deck. We replaced this by adding 4"x4" pressure treated posts and the stringers attached to posts by steel plates secured by treated screws.</p> <p>We understand that some of the design of the stairs are likely not up to current code. However, because we replicated the design of the historical stairs, are understanding is that the stairs would be grandfathered in. Please let us know if that is not the case.</p> <p>There are still a few steps remaining on repairs. The goal is to recreate the skirt as it was (including the triangles) in the next couple of months and then paint the steps to match the rest of the porch once the pressure-treated wood has weathered sufficiently. This will be completed by the</p>	Residential Construction	Alterations	1/30/2025	4/25/2025	Issued
HVAC2025-03509	100 BLDG C	WEST COMMERCIAL ST	Install radiant floor, boiler, and exhaust fans connected to CO monitors.	HVAC	HVAC	1/31/2025	3/26/2025	Complete
BLDC2025-04362	105	COASTAL PATH	Construct new recreational pier within the same footprint of recently demolished pier & codfish building.	Commercial Construction	New Commercial	1/31/2025	5/7/2025	Issued
BLDC2025-04363	434	FORE ST	Removal of old door, install new Aluminum store front glass door	Commercial Construction	Additions	1/31/2025	2/13/2025	Issued
BLDC2025-04370	35	WEST ST	Replacement of 2 windows due to lead based paint hazards.	Commercial Construction	Alterations	2/3/2025		Withdrawn
FIRE2025-01878	503	CUMBERLAND AVE	Installation of a NFPA 13R Sprinkler System for 503 Cumberland Ave.	Fire	Fire Suppression water based	2/5/2025	2/25/2025	Issued
BLDC2025-04375	40	FREE ST	Minor interior changes (adding a couple half walls and some lighting), and change of use. All plumbing and HVAC is existing to remain.	Commercial Construction	Alterations	2/5/2025	2/14/2025	Complete
HVAC2025-03516	168	CLARK ST	Installation of condenser to complete a started and abandoned heat pump installation.	HVAC	HVAC	2/6/2025		In Review
HVAC2025-03521	287	SPRING ST	Install heat pumps for heating and cooling	HVAC	HVAC	2/7/2025	2/12/2025	Complete
FIRE2025-01884	53	CARLETON ST	Modification of existing system to meet NFPA 13R requirements for 5 Apartment Units at 53 Carleton Street.	Fire	Fire Suppression water based	2/11/2025	2/13/2025	Complete
FIRE2025-01883	53	CARLETON ST	Install new addressable fire alarm system	Fire	Fire Alarm	2/11/2025	3/24/2025	Complete

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HVAC2025-03524	201	FEDERAL ST W	INSTALL MITSUBISHI 3 TON HYPER HEAT SYSTEM	HVAC	HVAC	2/11/2025	2/19/2025	Issued
HVAC2025-03527	53	CARLETON ST	Install VRF Heat Pump systems, ERV, fans, and ductwork throughout. Note: "Valuation" has already been accounted and paid for in HVAC2024-03374	HVAC	HVAC	2/12/2025	3/11/2025	Complete
BLDC2025-04383	54	YORK ST	Fit up of last hotel unit (Unit 7) in existing previously permitted hotel: see BLDC2024-04011 (54 YORK ST Portland, Maine 04101)	Commercial Construction	Alterations	2/12/2025	10/30/2025	Issued
HVAC2025-03528	51	CARLETON ST	Install VRF Heat Pump systems, ERV, fans, and ductwork. Note: "Valuation" has already been accounted and paid for in HVAC2024-03374	HVAC	HVAC	2/12/2025	2/19/2025	Complete
SIGN2025-01069	100	COMMERCIAL ST	Blade sign installed on Column	Sign	Signage or Awning	2/14/2025	2/21/2025	Complete
SIGN2025-01070	545	CONGRESS ST	We are opening a new restaurant at 545 Congress. We would like to apply for a sign permit for a blade sign.	Sign	Signage or Awning	2/17/2025	2/26/2025	Complete
SIGN2025-01071	575	CONGRESS ST	Proposed New Signage	Sign	Signage or Awning	2/17/2025	3/6/2025	Issued
HVAC2025-03538	60	GARRISON ST	Installation of 2 heat pump systems. ( 2 indoor units and 2 outdoor units) Lucas(homeowner spoke with Rob Wiener verbal approval received on ODU and lineset locations already.	HVAC	HVAC	2/18/2025	3/20/2025	Complete
FIRE2025-01888	55	CARLETON ST	Installation of a NFPA 13R Sprinkler System to 55 Carleton Street, with a single 2 1/2" FDC hose connection.	Fire	Fire Suppression water based	2/19/2025	3/18/2025	Issued
SIGN2025-01075	51	WHARF ST	Replacing existing bracket signs with new sign using existing brackets. Same size as existing signs, 1'-8" X 2'-6". Double face non illuminated signs	Sign	Signage or Awning	2/19/2025	2/25/2025	Complete
FIRE2025-01889	51	CARLETON ST	Installation of a NFPA 13R Sprinkler System to 51 Carleton Street, with a single 2 1/2" FDC hose connection.	Fire	Fire Suppression water based	2/19/2025	3/5/2025	Complete
HVAC2025-03545	180	STATE ST	Heat pump install	HVAC	HVAC	2/20/2025	4/30/2025	Issued
HVAC2025-03544	117	NEAL ST	Install a ge connect outdoor to be paired with a spacepak high velocity air handler in the attic to supply 3rd floor with heating and cooling. Also install a ge endure series heat pump to be paired with a 18k high wall evaporator as well as a 9k high wall evaporator. Installing the following units: G/EASH324NCDDA. Outdoor unit manufacturer General Electric Spacepak 45ESP2430JH4MC AUH2436ZGDA. Connect outdoor unit manufacturer General Electric	HVAC	HVAC	2/20/2025		In Review - Pending Payment
BLDR2025-04957	59	WINDING WAY	Relocate shed based on the current Land Use Code with updated setbacks. Reorient deck stairs and infill deck area of +/- 45 sf. Add freestanding wooden platform.	Residential Construction	Amendment	2/21/2025	3/20/2025	Complete
BLDR2025-04960	149	WESTERN PROMENADE	Interior Demolition and Chimney Only	Residential Construction	Alterations	2/21/2025	2/28/2025	Issued
BLDC2025-04392	105	WOODFORD ST	Repair of existing exterior stairwell on left side of 105 Woodfords St.	Commercial Construction	Alterations	2/21/2025		In Review - Pending Payment
BLDC2025-04395	52	SPRUCE ST	Replacement of 3-Story fire escape	Commercial Construction	Alterations	2/24/2025	3/28/2025	Complete
BLDC2025-04394	88	SPRING ST	Change of phasing, requested by site inspector.	Commercial Construction	Amendment	2/24/2025	3/4/2025	Complete

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BLDR2025-04963	128	Danforth ST	Renovations and change of use from lodging house to Two Family	Residential Construction	Alterations	2/24/2025	5/27/2025	Issued
FIRE2025-01890	55	FOREST AVE	Install (1) new horn strobe and (1) new strobe	Fire	Fire Alarm	2/24/2025	3/11/2025	Issued
HVAC2025-03552	98	CHADWICK ST	THE PROVISION AND INSTALLATION OF (3) ZONE VRF (HEAT PUMP) HEATING/COOLING SYSTEM WITH (5) ZONES OF INFLOOR HYDRONIC RADIANT HEATING.	HVAC	HVAC	2/24/2025	3/3/2025	Issued
SIGN2025-01079	110	THAMES ST	86"H x 27 1/2"W x 6"D internally illuminated exterior directory 28"H x 32 7/8"W x 8 1/2"D internally illuminated flag parking sign	Sign	Signage or Awning	2/25/2025	3/10/2025	Complete
BLDR2025-04973	48	MONUMENT ST	Repair & rebuild front entry stairs in-kind with granite and wood framing.	Residential Construction	Alterations	2/26/2025	3/17/2025	Issued
BLDC2025-04401	121	MIDDLE ST	Interior tenant fit-up for Bliss Boutiques (no structural work).	Commercial Construction	Alterations	2/26/2025	3/10/2025	Issued
BLDC2025-04400	320	CUMBERLAND AVE	Notice to applicant: This permit is for interior demolition only and a separate construction permit is required. This permit includes make-safe for demolition, removal of office furniture, removal of MEP equipment in ceilings, demolition of non-load bearing walls and concrete infilling cutting and infilling (Structural elements will not be affected).	Commercial Construction	Alterations	2/26/2025	3/28/2025	Issued
BLDC2025-04407	117	PINE ST	8 replacement Windows	Commercial Construction	Alterations	2/27/2025	4/29/2025	Complete
BLDC2025-04405	134	CONGRESS ST	Remove and replace ceilings to allow for sprinkler installation and electrical upgrades, new ventilation system and commercial range hood. Use of space on first floor as temporary living quarters during renovations on permanent living quarters.	Commercial Construction	Alterations	2/27/2025	5/7/2025	Issued
HVAC2025-03559	26	THOMAS ST	Install two 24K heat pump systems (Unit 6 w/ 3 indoor heads and Unit 7 w/ 2 indoor heads).	HVAC	HVAC	2/28/2025	3/3/2025	Complete
HVAC2025-03566	100	PLEASANT ST	-Provide and install (1) Mitsubishi MXZ-3c24NAHZ4 24,000 BTU multi zone HYPER-Heat outdoor unit (-13-degree rated heating) mounted on a ground mount bracket 18" minimum off the ground, with a rain shield. Connected is (3) MSZ-GS06NA 6,000 BTU wall mount heat pump (Three upstairs bedrooms). -Provide and install (1) Mitsubishi MUZ-GS12NA 12,000 BTU multi zone HYPER-Heat outdoor unit (-13-degree rated heating) mounted on a ground mount bracket 18" minimum off the ground, with a rain shield. Connected is (1) MUZ-GS12NA 12,000 BTU wall mount heat pump (living room/kitchen).	HVAC	HVAC	3/3/2025	3/12/2025	Complete
HVAC2025-03564	15	DOW ST	New 120K BTU Boiler. All new radiators.	HVAC	HVAC	3/3/2025	3/17/2025	Issued
HVAC2025-03562	99	STATE ST	Install new Lochinvar Noble 110 combination natural gas wall hung boiler.	HVAC	HVAC	3/3/2025	3/7/2025	Issued
BLDC2025-04412	389	CONGRESS ST	Installation of a temporary wall in room 15 for the storage of new Maine State license plates. The framing will use metal studs and sheathed with plywood. A door will be added to keep the space secure.	Commercial Construction	Alterations	3/5/2025	3/24/2025	Issued

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BLDC2025-04413	48	LAFAYETTE ST	Remove existing non-compliant exterior deck and stairs. Rebuild new, code-compliant deck and stairs.	Commercial Construction	Additions	3/5/2025	4/4/2025	Complete
HVAC2025-03571	65	INDIA ST	ERV Installation	HVAC	HVAC	3/5/2025		In Review
HVAC2025-03573	116	HIGH ST	Replace FCU's in kind throughout building. Add mini split and air handlers to kitchen and Buxton room.	HVAC	HVAC	3/6/2025	3/28/2025	Issued
BLDR2025-04996	132	PLEASANT ST	Add a dwelling unit (ADU), taking up 1/2 of the existing Second floor. Scope of work: remove and replace some interior doors, firestop.	Residential Construction	Alterations	3/6/2025	7/9/2025	Issued
HVAC2025-03572	14	DEERING ST	Install Mini Split HVAC System	HVAC	HVAC	3/6/2025	4/2/2025	Issued
BLDC2025-04420	45	PARK ST	Remove and replace 8 windows in one dwelling unit.	Commercial Construction	Alterations	3/7/2025	5/1/2025	Issued
BLDC2025-04421	340	FORE ST	Replace 10 Windows on the first and second floors	Commercial Construction	Alterations	3/7/2025	5/1/2025	Issued
FIRE2025-01896	7	MONTGOMERY ST	Typical renovation sprinkler work.	Fire	Fire Suppression water based	3/7/2025	4/9/2025	Issued
BLDC2025-04418	400	CONGRESS ST	Fit-up interior of existing office space on second floor.	Commercial Construction	Alterations	3/7/2025		Withdrawn
BLDC2025-04423	26	THOMAS ST	Amend BLDC2024 03968: Based on 3/6/2025 framing inspection with Michael Gould.	Commercial Construction	Amendment	3/10/2025	3/25/2025	Complete
BLDC2025-04424	60	MUNJOY ST	Install pantry cabinets, base cabinets, and bookshelves. Build soffit from top of cabinets to ceiling. Install 4 kitchen wall cabinets. Install a door between primary bedroom and bath. Demolish 2 existing small closets.	Commercial Construction	Alterations	3/10/2025	3/24/2025	Issued
HVAC2025-03579	62	GRAY ST	Install one 3-zone heat pump serving the first floor and one 3-zone heat pump serving the second floor. Note there will only be two vertical line set runs visible from the street. One on the left and one on the right side.	HVAC	HVAC	3/10/2025	3/10/2025	Issued
HOOD2025-00129	368	FORE ST	Stainless Steel Hood w. exhaust fan	Hood	Hood	3/10/2025	3/24/2025	Issued
BLDR2025-05003	28	SAINT LAWRENCE ST	The proposed alterations include the addition of two dormers with windows, and the renovation to the exiting attic spaces to be a multi-purpose areas with a bathroom to include a toilet and sink with future potential for a small shower unit.	Residential Construction	Additions	3/10/2025	7/29/2025	Issued
BLDR2025-05002	214	Prospect Street	Reconfigure first floor: relocate kitchen and add new primary bedroom suite. Some windows will be replaced. Separate after the fact permit required for the exterior deck.	Residential Construction	Alterations	3/10/2025	4/1/2025	Issued
BLDC2025-04426	84	COMMERCIAL ST	Amend Permit BLDC2023-03499. Revise foundation dimensions and associated structure above due to obstruction found on-site. Reorganize kitchen equipment, etc. Both core-shell and tenant fit-up information are now included.	Commercial Construction	Amendment	3/11/2025	4/24/2025	Complete
HVAC2025-03592	215	COMMERCIAL ST	Install heat pump system to the 2nd, 3rd, 4th and 5th floor's. Also install (1) EV Prem L ERV per floor (4 total). Outdoor units will be located on the roof. Install an electric heater in each of the elevator lobbies for floors 2 through 5.	HVAC	HVAC	3/12/2025	5/12/2025	Complete
HVAC2025-03591	84	COMMERCIAL ST	Install rooftop system to heat and cool the 1st and 2nd floor. The two rooftop units will be located on the roof. There will be exhaust grilles in the bathrooms to exhaust air to the roof using an exhaust fan. Install four Electric Heaters to serve the restrooms and basement. All ductwork will be sealed and insulated.	HVAC	HVAC	3/12/2025	4/22/2025	Complete

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BLDC2025-04434	28	MONUMENT SQ	Conversion of second floor mercantile space to new 2-unit apartment floor with a single exit. Renovations to first/ground floor include a new bathroom and reworked egress/storage areas.	Commercial Construction	Alterations	3/13/2025		In Review - Pending Payment
FIRE2025-01901	84	COMMERCIAL ST	design and install a new wet and dry fire sprinkler system for the Dry Dock	Fire	Fire Suppression water based	3/14/2025	4/23/2025	Complete
HVAC2025-03601	1	MONUMENT SQ	Demo supply duct from existing VAV's 2:3H, 2:4H and 2:5H. Install new spiral supply ducting on VAV's 2:3H, 2:4H and 2:5H. Install 4 new 50 CFM bathroom exhaust fans and ducting, tie into existing building central exhaust system.	HVAC	HVAC	3/14/2025	4/18/2025	Complete
BLDC2025-04438	62	WASHINGTON AVE	amendment to BLDC 2024-03848 to accommodate errors (missing window location)	Commercial Construction	Amendment	3/14/2025	3/24/2025	Issued
HVAC2025-03603	17	MORNING ST	New boiler and panel rads for 2nd floor	HVAC	HVAC	3/16/2025	3/28/2025	Issued
HVAC2025-03602	17	MORNING ST	Installing outdoor unit 48btu and indoor 2x7btu units, 18 btu wall unit	HVAC	HVAC	3/16/2025	4/2/2025	Issued
HVAC2025-03606	441	CONGRESS ST	Install 3-1 ductless heat pump system.	HVAC	HVAC	3/18/2025	4/4/2025	Complete
HVAC2025-03605	94	NEAL ST	Add a heat pump system with 1 roof mounted condenser and 3 indoor heads.	HVAC	HVAC	3/18/2025	4/14/2025	Issued
HVAC2025-03608	34	GRAY ST	Installing 1 outdoor heat pump compressor and 1 indoor head. Wire, breaker, and disconnect.	HVAC	HVAC	3/18/2025	6/4/2025	Issued
BLDC2025-04452	215	COMMERCIAL ST	New permit for Major Site Plan Amendment PL-003127-2024 (issued 12.20.24). Only change is to all hotel units in lieu of Hotel and Apartments.	Commercial Construction	Alterations	3/19/2025	4/29/2025	Complete
BLDR2025-05025	15	DOW ST	Modify existing permit BLDR2022-02838	Residential Construction	Amendment	3/20/2025	4/30/2025	Issued
HOOD2025-00130	424	FORE ST	New kitchen hood to replace existing kitchen hood. New duct building exit location with partial duct replacement. Majority of duct remains, hood at roof remains.	Hood	Hood	3/20/2025	4/10/2025	Issued
HVAC2025-03614	53	WHARF ST	Remove 2 outdoor condensing units from the roof and replace with 1; new RDGs and modify ductwork; Furnish and install 2 exhaust fans	HVAC	HVAC	3/20/2025	4/8/2025	Complete
HVAC2025-03620	15	BROWN ST	condo unit 404, REPLACE GAS FURNACE AND A/C SYSTEM	HVAC	HVAC	3/21/2025	6/26/2025	Complete
HVAC2025-03616	15	BROWN ST	condo unit 301, REPLACE GAS FURNACE AND A/C SYSTEM.	HVAC	HVAC	3/21/2025	6/26/2025	Complete
HVAC2025-03618	15	BROWN ST	condo unit 406, REPLACE GAS FURNACE AND A/C SYSTEM	HVAC	HVAC	3/21/2025	6/26/2025	Complete
HVAC2025-03617	15	BROWN ST	condo unit 207, REPLACE GAS FURNACE AND A/C SYSTEM WITH NEW.	HVAC	HVAC	3/21/2025	6/26/2025	Complete
HVAC2025-03621	15	BROWN ST	condo unit 105, REPLACE GAS FURNACE AND A/C SYSTEM	HVAC	HVAC	3/21/2025	6/26/2025	Complete
HVAC2025-03619	15	BROWN ST	condo unit 402, REPLACE GAS FURNACE AND A/C SYSTEM	HVAC	HVAC	3/21/2025	6/26/2025	Complete
HVAC2025-03623	15	BROWN ST	REPLACE GAS FURNACE AND A/C SYSTEM	HVAC	HVAC	3/21/2025		Withdrawn
HVAC2025-03624	54	CARLETON ST	Installation of Mitsubishi Heat Pump	HVAC	HVAC	3/21/2025	4/3/2025	Issued
FIRE2025-01911	51	CARLETON ST	Install new addressable fire alarm system to monitor sprinkler system	Fire	Fire Alarm	3/21/2025	3/31/2025	Complete
FIRE2025-01912	55	CARLETON ST	Install new addressable fire alarm system to monitor sprinkler system	Fire	Fire Alarm	3/21/2025	3/31/2025	Issued

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BLDC2025-04455	76	CONGRESS ST	Construction of a new 400 seat theater in Portland Maine as an addition to an existing theater within a historic building.	Commercial Construction	New Commercial	3/21/2025		In Review - Pending Payment
BLDC2025-04457	58	FORE ST	The scope of work for this permit is to include all foundation elements included in the Block 6 - The Channel Mark Foundation Drawing set.	Commercial Construction	New Commercial	3/21/2025		In Review - Pending Payment
BLDC2025-04456		FORE ST	The scope of work for this permit is to include all foundation elements included in the Block 4 - Harbor Hill Building Foundation Drawing set.	Commercial Construction	New Commercial	3/21/2025		In Review - Pending Payment
SIGN2025-01086	58	BEAN POT CIR	Bean (B&M) Building Signage Package	Sign	Signage or Awning	3/22/2025		In Review
FIRE2025-01917	126	DANFORTH ST	Apartment Building	Fire	Fire Suppression water based	3/24/2025	5/28/2025	Issued
FIRE2025-01915	368	FORE ST	Protects 1.6 gallon fire suppression. UL 300 approved.	Fire	Fire Suppression non-water based	3/24/2025	3/26/2025	Issued
BLDC2025-04462	65	SPRUCE ST	Deck with new bulkhead and fence	Commercial Construction	Additions	3/24/2025	5/9/2025	Complete
FIRE2025-01918	609	CONGRESS ST	Device Additions to existing Fire System for Lobby renovation	Fire	Fire Alarm	3/25/2025	4/3/2025	Complete
BLDC2025-04472	130	NEAL ST	Demo interior walls and ceilings (removing plaster and lathe only). Fast Track Please. Schedule B. A separate permit will be applied for renovation work.	Commercial Construction	Alterations	3/26/2025	5/19/2025	Issued
HVAC2025-03640	609	CONGRESS ST	Install a Samsung heat pump system to add supplemental heat and cooling to the newly renovated box office and entry way. Outdoor unit: Samsung JXH20s3c Max Heat system, mounted to the side of the building. Two indoor units: 7k wall hung in the box office and 15k in the entry area.	HVAC	HVAC	3/31/2025	5/5/2025	Complete
BLDC2025-04480	126	DANFORTH ST	Amend BLDC2023-03035: revise the subslab drainage plan in the basement for the property.	Commercial Construction	Amendment	3/31/2025	4/10/2025	Issued
BLDR2025-05047	150	CLARK ST	Convert existing second floor bedroom into a new bathroom.	Residential Construction	Alterations	3/31/2025	4/23/2025	Issued
BLDC2025-04500	106	EXCHANGE ST	Revise unit 4 layout of original building permit #BLDC2023-03485.	Commercial Construction	Amendment	4/1/2025	4/16/2025	Issued
HVAC2025-03642	751	CONGRESS ST	Heat Pump Installation - 1 condenser, 2 heads. Air Condenser mounted to dwelling using brackets on the East facing exterior brick wall parallel to Mellen St. (mounted to building due to slanted driveway incapable to allow condenser to sit on ground via floor mount) Conduit would run from compressor into 3 designated rooms on the exterior of the building where the conduit would be covered by downspouts, elbows, and secured with additional brackets as necessary (materials to approximately match color of existing drainage downspouts and gutter materials will be used) Conduits once run inside the interior of home will be connected to Heat Pump Heads	HVAC	HVAC	4/1/2025	4/10/2025	Issued
BLDR2025-05052	90	VAUGHAN ST	Kitchen renovation - Move one interior, non-load bearing wall. Convert an existing window opening into an exterior door opening to side patio. Patio to be reworked.	Residential Construction	Alterations	4/1/2025	4/11/2025	Issued
BLDC2025-04505	710	STEVENS AVE	Exterior restoration of the c. 1867 Francis Fassett designed Universalist Church (now Ludke Auditorium at UNE's Portland campus). Historic Preservation approval in place via IVR #170253 approved on 3/13/25.	Commercial Construction	Alterations	4/1/2025	5/9/2025	Issued

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BLDC2025-04504	465	CONGRESS ST	Renovation of existing vacant office building to 92-key hotel with a restaurant and bar.	Commercial Construction	Alterations	4/1/2025		In Review - Pending Payment
BLDC2025-04492	42	MORNING ST	Removing a third exterior door and staircase to the second floor from the first floor from rear of building and related interior renovations.	Commercial Construction	Alterations	4/1/2025		In Review
BLDC2025-04513	39	FOREST AVE	Formation of interior walls within existing commercial building to create additional office space.	Commercial Construction	Alterations	4/2/2025	4/14/2025	Issued
BLDC2025-04506	25	CONGRESS ST	After the fact permit for attached 4th unit. The subject is an existing studio with a loft bedroom that is attached to the owner occupied unit 3.	Commercial Construction	Alterations	4/2/2025		In Review
BLDC2025-04523	67	INDIA ST	Renovate interior of existing cafe space. Install new finishes, lighting, sprinkler system, restrooms, millwork.	Commercial Construction	Alterations	4/3/2025	5/9/2025	Issued
BLDC2025-04529	42	MELLEN ST	minor alternations to 42 Mellen Street to create ADA compliance from exterior entry into the 1st floor and within the 1st floor. New curbcut from Cumberland Ave to the parking area for an ADA parking spot.	Commercial Construction	Alterations	4/4/2025	5/14/2025	Complete
BLDC2025-04531	109	Danforth Street	Removal of broken exterior vertical lift and replacement with new unit within the same footprint.	Commercial Construction	Alterations	4/4/2025	4/28/2025	Issued
HVAC2025-03647	709	CONGRESS ST	Decommission and Demo of existing heating and AC systems. Supply and Install (2) new roof HVAC RTU units and (1) ductless mini split	HVAC	HVAC	4/4/2025	4/22/2025	Complete
BLDC2025-04526	482	CONGRESS ST	Development of new apartments on the third floor, currently vacant office space. Consisting of 6 new units on the 3rd floor, which includes 2 work force housing units. Not in the scope of this phase are the existing egress stairs and elevators as well as two existing rental apartment units, within this building level.	Commercial Construction	Alterations	4/4/2025		In Review
SIGN2025-01095	594	CONGRESS ST	Place a total of 4 signs, 2 signs on Congress St (one hanging blade, one flat), and 2 signs on Free Street (one hanging blade, one flat), similar but smaller than the signs used by the previous tenant, Starbucks, .	Sign	Signage or Awning	4/6/2025	4/17/2025	Complete
BLDC2025-04539	504	CONGRESS ST	Renovation of existing restaurant space into a cannabis retail store, including associated adjustments to the existing restaurant to remain.	Commercial Construction	Alterations	4/7/2025	6/18/2025	Issued
BLDC2025-04537	400	CONGRESS ST	Renovate interior of existing tenant office space. To be completed in 2 phases. Tenant will occupy a portion of the space while renovations are completed. This permit is for PHASE 1 scope	Commercial Construction	Alterations	4/7/2025	8/11/2025	Issued
BLDC2025-04538	400	CONGRESS ST	Renovate interior of existing tenant office space. To be completed in 2 phases. Tenant will occupy a portion of the space while renovations are completed. This permit is for Phase 2 scope.	Commercial Construction	Alterations	4/7/2025	12/12/2025	Issued

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BLDC2025-04536	581	CONGRESS ST	Renovate existing restaurant space (no structural work): Remove suspended ceilings and leave the gypsum board ceiling above (patch and paint). Install new lighting and ceiling fans. Install a new kitchen hood system. New paint. No new plumbing.	Commercial Construction	Alterations	4/7/2025	5/2/2025	Issued
BLDC2025-04543	73	MERRILL ST	Like for like replacement of x2 double hung windows , first floor west elevation.	Commercial Construction	Alterations	4/8/2025	5/9/2025	Complete
BLDC2025-04545	4	MILK ST	Replacement of drywall in areas. Also painting walls, vinyl flooring, tiles in bathrooms, wall panels in hallway, bar shelves, install wall paper.	Commercial Construction	Alterations	4/9/2025	6/10/2025	Complete
HVAC2025-03655	143	VAUGHAN ST	INSTALL HEAT PUMP MINI SPLIT WITH 3 HEADS TO THE EXISTING HOUSE	HVAC	HVAC	4/9/2025	4/23/2025	Complete
FIRE2025-01932	482	CONGRESS ST	Install and renovate fire alarm system	Fire	Fire Alarm	4/9/2025	5/23/2025	Issued
HVAC2025-03654	150	EASTERN PROMENADE	Install one new Lochinvar Knight 285k BTU Floor Mounted High Efficiency Natural Gas Boiler (LOCKHB285N) to be installed in a similar footprint of the existing system	HVAC	HVAC	4/9/2025	4/18/2025	Issued
HVAC2025-03657	34	Moody St	Install new boiler	HVAC	HVAC	4/10/2025	4/22/2025	Issued
BLDC2025-04554	101	NEAL ST	Create an 11'-3" x 14' finished room and a 5'x5' 1/2 bathroom in basement of condominium	Commercial Construction	Alterations	4/13/2025	5/23/2025	Complete
HVAC2025-03668	180	FALMOUTH ST	Install new replacement combination boiler.	HVAC	HVAC	4/15/2025	4/23/2025	Issued
BLDC2025-04557	1	MONUMENT SQ	Fit up existing vacant space into an Oola Bowls cafe'.	Commercial Construction	Alterations	4/15/2025	6/30/2025	Complete
BLDR2025-05081	381	DANFORTH ST	Renovate interior of residence including kitchen, dining, bathroom, and new laundry room within existing building envelope.	Residential Construction	Alterations	4/16/2025	5/12/2025	Issued
HVAC2025-03673	21	CHESTNUT ST	Installation of 1 heat pump system (1 outdoor unit and 2 indoor units).	HVAC	HVAC	4/16/2025	5/7/2025	Issued
BLDC2025-04568	49	SAINT LAWRENCE ST	Demo and Repair / Rebuild back exterior stairs	Commercial Construction	Alterations	4/16/2025		In Review
SIGN2025-01097	9	MOULTON ST	Exterior business sign/awning, utilizing existing frame	Sign	Signage or Awning	4/17/2025	5/1/2025	Complete
SIGN2025-01098	29	FOREST AVE	Tuan Hot Pot is moving into the old Able Baker Space. Would like to replace existing blade sign with a new internally illuminated one.	Sign	Signage or Awning	4/18/2025	5/1/2025	Issued
HVAC2025-03683	14	ORCHARD ST	Install HVAC	HVAC	HVAC	4/21/2025	5/12/2025	Complete
FIRE2025-01940	134	CONGRESS ST	Install New Fire Sprinkler Systems in Existing Building	Fire	Fire Suppression water based	4/21/2025	5/12/2025	Issued
FIRE2025-01941	441	CONGRESS ST	Installation of additional fire alarm devices in restaurant upfit.	Fire	Fire Alarm	4/22/2025	5/27/2025	Complete
BLDR2025-05101	62	GRAY ST	Expanding the first floor into the basement. Change of Use from Single Family Dwelling to Two-Family Dwelling	Residential Construction	Alterations	4/23/2025	10/10/2025	Issued
BLDC2025-04581	21	DOW ST	Construct a new rooftop deck above the existing attached garage.	Commercial Construction	Additions	4/23/2025		In Review
BLDC2025-04582	320	CUMBERLAND AVE	Interior Renovations of part of existing multi-tenant 2 story Construction Type IIB/IV-HT commercial building, including select replacement and expansion of Mechanical, Electrical and Plumbing systems, structural work to expand portion of existing 2nd floor mezzanine, and creation of new nonseparated accessory A-3 Assembly Occupancy within existing B Occupancy.	Commercial Construction	Alterations	4/23/2025	8/11/2025	Issued
BLDC2025-04584	72	MORNING ST	Remove and replace of current failing wood railing system on second story balcony with same wood railing system PT wood.	Commercial Construction	Alterations	4/24/2025	7/15/2025	Issued

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HVAC2025-03689	51	EXCHANGE ST	Install 24k outdoor heat pump and two 12k indoor heat pumps for heating and cooling.	HVAC	HVAC	4/24/2025	5/20/2025	Issued
SIGN2025-01099	120	EXCHANGE ST	Lighted projecting wall sign on the corner of Exchange St. and Congress St.	Sign	Signage or Awning	4/25/2025	8/26/2025	Issued
BLDC2025-04588	46	CARLETON ST	Replace one egress window.	Commercial Construction	Alterations	4/28/2025	9/24/2025	Issued
FIRE2025-01944	565	CONGRESS ST	Replacement of three fire alarm control units and combining system into one control unit. Replacement of all initiating devices.	Fire	Fire Alarm	4/28/2025	5/12/2025	Issued
BLDR2025-05112	1399	CONGRESS ST	Amend BLDC20245-04574: Remove the roof and solid walls from around the exterior stairway, add code compliant guard.	Residential Construction	Amendment	4/28/2025	5/13/2025	Complete
HVAC2025-03695	389	CONGRESS ST	Replace existing energy recovery ventilator that serves 4th floor.	HVAC	HVAC	4/28/2025	5/7/2025	Issued
FIRE2025-01943	23	FOREST AVE	Upgrade existing sprinkler system underneath mezzanine over stage. Tie into existing 3" main in the stage area and run new main and lines to protect the space to a Ordinary Hazard Group II occupancy per NFPA 13 (2016 Edition)	Fire	Fire Suppression water based	4/28/2025	5/19/2025	Issued
HVAC2025-03698	34	LAFAYETTE ST	Installation of (2) Samsung Heat Pumps on stands not affixed to building. (1) 24,000 BTU (1) 12,000 BTU	HVAC	HVAC	4/29/2025		In Review - Pending Payment
HVAC2025-03697	15	BROWN ST	Replace a/c system & gas furnace. unit 403	HVAC	HVAC	4/29/2025	6/13/2025	Complete
FIRE2025-01945	53	WHARF ST	Existing Fire alarm upfit for new tenant of 53 Wharf St.	Fire	Fire Alarm	4/29/2025	5/8/2025	Issued
BLDC2025-04594	99	SILVER ST	Replacing rot on a load bearing wall, replacing windows on 3 walls, installing new siding and roofing	Commercial Construction	Alterations	4/30/2025	7/28/2025	Issued
BLDR2025-05125	269	VAUGHAN ST	demolition of c.1980 mudroom and addition of historically appropriate covered porch	Residential Construction	Additions	4/30/2025	5/22/2025	Issued
HVAC2025-03706	64	MARKET ST	Install heat pumps for heating and cooling	HVAC	HVAC	5/1/2025	7/10/2025	Issued
FIRE2025-01946	84	COMMERCIAL ST	Pre-engineered commercial kitchen hood fire suppression system	Fire	Fire Suppression non-water based	5/1/2025	5/19/2025	Complete
HOOD2025-00131	84	COMMERCIAL ST	(4)kitchen hoods, (2) exhaust fans, (1) makeup air unit, and grease duct.	Hood	Hood	5/2/2025	5/15/2025	Complete
BLDR2025-05138	32	SAINT GEORGE ST	demolition and rebuilding of existing non-conforming garage	Residential Construction	Alterations	5/5/2025	8/5/2025	Issued
BLDR2025-05141	22	CHADWICK ST	Renovate kitchen, mudroom, and butler's pantry. Add 2 new window openings, one on each side, and replace 4 windows on sides.	Residential Construction	Alterations	5/5/2025	6/5/2025	Issued

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BLDR2025-05142	9	TAYLOR ST	Construct 62.5 sf second floor addition and new first floor window bay (12.5 sf) to an existing home in the West End Historic District. The proposed bathroom addition is to be located above the existing mudroom with a new shed roof above, which ties into the existing gable. The project does not include any foundation work. Four additional window openings are to be added adjacent to the historic park facing window openings centered on the historic gable. All existing trim and lintel detailing is to remain or be replaced in-kind, and all trim details at new openings are simplified flat stock in style. The drawings have been approved by the Historic Preservation team reference number HPAR-003305-2025 approved on 4/23/2025.	Residential Construction	Additions	5/5/2025	5/23/2025	Issued
BLDC2025-04601	6	EASTERN PROMENADE	We would like to replace retaining wall at 6 Eastern Prom which is falling apart. We will use Patrick Tracy, the mason who did the wall that lines the driveway on the Atlantic St side. Wall has become unsafe. We will be reusing existing stones	Commercial Construction	Alterations	5/5/2025	6/4/2025	Issued
HVAC2025-03708	106	MCKINLEY CT	Installation of a Mitsubishi hyper heat pump system with 3 indoor heads and one condenser	HVAC	HVAC	5/5/2025		In Review
BLDC2025-04604	19	BRAMHALL ST	Revision to limited ground floor demolition	Commercial Construction	Amendment	5/6/2025	6/13/2025	Complete
BLDC2025-04602	112	WEST ST	Selective Interior Demolition: Non-load-bearing interior partitions, finishes, ceilings, etc. will be removed to allow for future construction. Original structural framing will be assessed and selectively retained or reinforced where feasible.	Commercial Construction	Alterations	5/6/2025	6/6/2025	Issued
BLDR2025-05148	287	LUDLOW ST	Remove a 18' section of load bearing wall	Residential Construction	Alterations	5/7/2025	7/7/2025	Issued
FIRE2025-01950	386	FORE ST	Replacement and installation of full addressable NFPA 72 fire alarm system.	Fire	Fire Alarm	5/7/2025	5/27/2025	Issued
SIGN2025-01107	5	MOULTON ST	Internally Illuminated Building sign on raceways with Logo Cabinet above	Sign	Signage or Awning	5/8/2025	7/8/2025	Issued
HVAC2025-03715	15	THOMAS ST	Install heat pumps for heating and cooling	HVAC	HVAC	5/8/2025	5/12/2025	Issued
BLDR2025-05156	82	PINE ST	New Kitchen and bath on the first floor. Renovation of the Primary bath and bedroom on the second floor.	Residential Construction	Alterations	5/9/2025		Withdrawn
HOOD2025-00134	134	CONGRESS ST	New kitchen exhaust hood with fire suppression	Hood	Hood	5/12/2025	6/2/2025	Issued
FIRE2025-01954	215	COMMERCIAL ST	install a new fire Alarm system	Fire	Fire Alarm	5/13/2025	7/14/2025	Complete
BLDC2025-04614	149	BRACKETT ST	Replace existing exterior steps in kind	Commercial Construction	Additions	5/13/2025	6/18/2025	Issued
HVAC2025-03725	30	EASTERN PROMENADE	Install heat pump system	HVAC	HVAC	5/13/2025	5/27/2025	Issued
BLDR2025-05174	63	SPRUCE ST	Removal of rotting front porch and replace with new front porch	Residential Construction	Alterations	5/14/2025	6/25/2025	Issued
BLDR2025-05179	74	WEST ST	Removal only of 130 sq ft of drywall for water restoration due to burst water heater.	Residential Construction	Alterations	5/15/2025	5/19/2025	Issued
BLDR2025-05177	174-178	Tucker	Construct duplex per plans	Residential Construction	New Two Family	5/15/2025		In Review - Pending Payment
BLDC2025-04625	198	High Street	Rebuild external staircase	Commercial Construction	Alterations	5/19/2025	10/2/2025	Issued
SIGN2025-01114	269	COMMERCIAL ST	Vinyl window decals and mounted blade/medallion sign for new retail business	Sign	Signage or Awning	5/19/2025	5/30/2025	Complete

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BLDC2025-04624	130	NEAL ST	Permit BLDC2025-04472 Increasing interior wall demo area.	Commercial Construction	Amendment	5/19/2025	6/26/2025	Issued
BLDC2025-04626	47	WHARF ST	Demo of existing barn boards in walls. unnecessary plumbing and electrical.	Commercial Construction	Alterations	5/19/2025	6/4/2025	Issued
HVAC2025-03731	134	CONGRESS ST	New energy recovery ventilator and ductwork	HVAC	HVAC	5/20/2025	6/6/2025	Complete
BLDC2025-04646	300	ALLEN AVE	Amend permit (BLDC20230-03552) with modifications to stair enclosure to address continuity of fire barrier and extension of exit stair to exterior via an exit passage.	Commercial Construction	Amendment	5/20/2025	6/18/2025	Complete
SIGN2025-01117	84	COMMERCIAL ST	Removing existing signage and replacing with new signage in the same footprint and dimensions. 2 signs total (72 sq ft)	Sign	Signage or Awning	5/21/2025	6/2/2025	Complete
BLDC2025-04651	749	CONGRESS ST	Addition of a small parapet to redirect rainwater to a new downspout. This will protect the rear of the house from rainwater and snowmelt intrusion into the exterior building envelope.	Commercial Construction	Additions	5/21/2025	8/14/2025	Issued
BLDC2025-04649	600	CONGRESS ST	Remove commercial tenant existing stairway to basement and frame over the floor opening (within the vacant tenant space). This building permit does not approve use of the spaces. Separate tenant fit up permits and approvals are required prior to occupying the spaces.	Commercial Construction	Alterations	5/21/2025	6/12/2025	Issued
HVAC2025-03734	180	STATE ST	Replacement of 3 existing wall hung natural gas fired boilers.	HVAC	HVAC	5/21/2025	6/13/2025	Issued
BLDC2025-04650	99	SILVER ST	Installation of two new replacement windows. Unit #1-3	Commercial Construction	Alterations	5/21/2025	6/13/2025	Issued
BLDC2025-04652	30	EASTERN PROMENADE	Change of Use: Consolidate 8 units to 2 residential unit, reverting the building to duplex (it's original configuration). Removal of 2nd and 3rd floor kitchens.	Commercial Construction	Alterations	5/22/2025	9/5/2025	Issued
BLDC2025-04655	133	PLEASANT ST	Infill 3 windows in kitchen area	Commercial Construction	Alterations	5/23/2025	6/17/2025	Issued
FIRE2025-01959	7	MONTGOMERY ST	Install 22 heat detectors, 12 low-frequency sounders, 16 horn strobes on existing low-voltage fire system.	Fire	Fire Alarm	5/23/2025		In Review
BLDR2025-05210	36	MORNING ST	Alter existing detached garage into home office with new bathroom. No change in footprint or area.  36 Morning St has an active permit BLDR2024-04795 for the main house/addition.	Residential Construction	Alterations	5/27/2025	6/27/2025	Issued
BLDR2025-05213	279	CONGRESS ST	Renovate complete interior of existing single-family residence into a restored single-family residence.	Residential Construction	Alterations	5/27/2025	7/29/2025	Issued
BLDC2025-04656	7	MONTGOMERY ST	Update fire blocking and drywall detail for wall	Commercial Construction	Amendment	5/27/2025	6/20/2025	Issued
BLDC2025-04661	249	SPRING ST	Fire started in the basement on 5/14/25. Due to balloon framing all exterior drywall walls throughout the whole building need to be removed along with the insulation. No demolition needed in the basement, cleaning only.	Commercial Construction	Alterations	5/28/2025	6/17/2025	Issued
BLDR2025-05215	107	VAUGHAN ST	Construct 4' x 4' rear addition to kitchen with extension of existing roof and exterior materials.	Residential Construction	Additions	5/28/2025	7/9/2025	Issued
FIRE2025-01962	134	CONGRESS ST	Installation of non-water based kitchen hood fire suppression system	Fire	Fire Suppression non-water ba	5/29/2025	6/16/2025	Withdrawn
FIRE2025-01963	33	WHARF ST	Range Guard fire suppressions system Tandem 4-gallon wet chemical	Fire	Fire Suppression non-water ba	5/29/2025	6/13/2025	Issued

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FIRE2025-01964	658	CONGRESS ST	Ansul suppression system hooked up to a hood system non ventilated to cook our dumplings with a hot plate.	Fire	Fire Suppression non-water ba	5/29/2025	7/17/2025	Issued
FIRE2025-01966	215	COMMERCIAL ST	DESIGN AND INSTALL A NEW HYDRAULICALLY CALCULATED WET AUTOMATIC SPRINKLER SYSTEM AND A CLASS I MANUAL STANDPIPE SYSTEM PER NFPA 13 AND NFPA 14 (2016), ALONG WITH ALL OTHER APPLICABLE CODES THROUGHOUT EXISTING BUILDING. EXISTING DRY SYSTEM RISER, BASEMENT, AND FIRST-FLOOR AUTOMATIC SPRINKLER PROTECTION IS TO REMAIN.	Fire	Fire Suppression water based	6/2/2025	11/7/2025	Complete
SIGN2025-01119	569	Congress Street	Replace outdated sign with new sign	Sign	Signage or Awning	6/2/2025	6/20/2025	Issued
BLDC2025-04668	45	EXCHANGE ST	Making one of two toilet rooms on 4th floor ADA-compliant.	Commercial Construction	Alterations	6/2/2025	6/20/2025	Complete
BLDC2025-04669	569	Congress Street	Remove a non load bearing partition wall, remove a water closet, relocate an existing door and construct a new non load bearing wall to create a small private office space.	Commercial Construction	Alterations	6/2/2025	6/26/2025	Complete
BLDC2025-04667	130	NEAL ST	Replace 37 double hung windows with Mavin Elevates. 2 stained glass windows and curved double hung on the third floor to remain.	Commercial Construction	Alterations	6/2/2025	8/12/2025	Issued
BLDC2025-04671	481	DANFORTH ST	Fire damage remodel	Commercial Construction	Alterations	6/2/2025		In Review
HOOD2025-00135	133	PLEASANT ST	Install a commercial kitchen hood at Holy Trinity Church complete with all duct-work for exhaust and make-up air and fire-suppression	Hood	Hood	6/3/2025	7/28/2025	Complete
BLDC2025-04672	111	FRANKLIN ST	Demo existing 4 level deck. Rebuild with same 28x8 footprint.	Commercial Construction	Alterations	6/3/2025	7/28/2025	Complete
BLDC2025-04673	105	PINE ST	Demo permit needed to remove affected drywall ceiling and walls. Due to visible mold growth, part of the ceiling and wall in the bedroom and office need to be removed.	Commercial Construction	Alterations	6/4/2025	6/25/2025	Issued
FIRE2025-01967	19	BRAMHALL ST	Furnish & Install a City of Portland AEs Radio Box. Furnish & install relays to activate the radio box zones per City of Portland requirements. Furnish and install a monitor module to monitor the range hood,	Fire	Fire Alarm	6/4/2025	6/18/2025	Issued
BLDR2025-05254	17	MORNING ST	Amend BLDR2024 04704: Add stacked washer/dryer within kitchen of Unit 1 (laundry closet access not allowed from stairway).	Residential Construction	Amendment	6/4/2025	7/1/2025	Issued
BLDC2025-04674	46	WHITNEY AVE	Amend permit BLDC2021 02379: Changes to floor plans, structure, fireblocking and plumbing.	Commercial Construction	Amendment	6/4/2025	8/8/2025	Issued
FIRE2025-01968	100	Middle St	Add and Relocate heads from existing Fire Sprinkler system on the 5th floor to reflect new RCP layout	Fire	Fire Suppression water based	6/5/2025	6/25/2025	Complete
BLDC2025-04676	119	WINTER ST	Window Replacement	Commercial Construction	Alterations	6/5/2025	7/29/2025	Issued
BLDC2025-04675	5	SPRING ST	Relocation of two exterior doors within their existing alcoves.	Commercial Construction	Alterations	6/5/2025	7/2/2025	Issued
FIRE2025-01976	19	BRAMHALL ST	Furnish and install residential range hood suppression system.	Fire	Fire Suppression non-water ba	6/6/2025	7/1/2025	Issued
SIGN2025-01120	119	MIDDLE ST	2 Building Signs and 1 Hanging Sign	Sign	Signage or Awning	6/6/2025	6/27/2025	Issued
HVAC2025-03762	1164	WESTBROOK ST	INSTALL HEATING SYSTEM (VIESSMANN WALL HUNG BOILER WITH BASEBOARD HEAT IN THE HOUSE AND RADIANT IN THE GARAGE) AND ERV SYSTEM (AS PER RESCHECK).	HVAC	HVAC	6/9/2025	7/29/2025	Complete
HVAC2025-03764	395	FORE ST	Heat pump	HVAC	HVAC	6/9/2025		In Review

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FIRE2025-01978	21	POPHAM ST	Renovation Of Existing Dry Sprinkler System. Head for Head Relocation.	Fire	Fire Suppression water based	6/9/2025		In Review
BLDR2025-05274	52	WILLOW LN	Demolition & Relocation: - Remove existing pantry and bathroom. - Relocate bathroom to adjacent closet space. - Window & Door Updates: - Relocate existing window to new bathroom layout (U-Factor < 0.30). - Install new sliding glass door (U-Factor < 0.30). - Install new interior bathroom door. - Wall Insulation: - All newly opened walls to receive R-21 Kraft-faced insulation. - Kitchen Renovation: - Install new kitchen cabinets and island. - Relocate refrigerator. - Framing: - All new framing to be installed at 16" on center (O.C.). - Mechanical, Plumbing, & Electrical: - All plumbing and electrical work to be permitted separately by licensed trades.	Residential Construction	Alterations	6/11/2025	7/8/2025	Issued
HOOD2025-00136	581	CONGRESS ST	Replace the existing system.	Hood	Hood	6/11/2025	7/7/2025	Issued
FIRE2025-01982	581	CONGRESS ST	Replace the existing system.	Fire	Fire Suppression non-water based	6/12/2025	8/19/2025	Issued
HVAC2025-03773	126	DANFORTH ST	Install heat pumps for heating and cooling	HVAC	HVAC	6/12/2025		In Review
BLDC2025-04696	44	SPRUCE ST	Restore and reconstruct front landing and steps.	Commercial Construction	Alterations	6/13/2025	9/16/2025	Complete
HVAC2025-03775	46	WEST ST	Replace boiler	HVAC	HVAC	6/13/2025	6/30/2025	Issued
BLDC2025-04706	420	FORE ST	CURRENT, VACANT HISTORIC OLD PORT TENANT SPACE TO BE FITTED OUT FOR A DELI & BUTCHER SHOP. ANY EXISTING HVAC SERVICES AND COOKING APPLIANCES TO BE REUSED AND/OR SALVAGED	Commercial Construction	Alterations	6/16/2025	9/3/2025	Issued
HVAC2025-03783	15	BROWN ST	condo unit #303, Replace furnace and air conditioning equipment.	HVAC	HVAC	6/17/2025	7/1/2025	Complete
SIGN2025-01123	42	EXCHANGE ST	1 Hanging Sign (using existing bracket)	Sign	Signage or Awning	6/17/2025	7/2/2025	Issued
HVAC2025-03786	51	OAK ST	install heat pump in elevator room on roof to avoid overheating	HVAC	HVAC	6/18/2025		Withdrawn
BLDC2025-04715	88	PARK ST	Replacing 3 existing replacement windows with 3 like size with 8300 series Paradigm Replacement Windows	Commercial Construction	Alterations	6/18/2025	7/23/2025	Issued
HVAC2025-03793	134	CONGRESS ST	Install heat pumps for heating and cooling	HVAC	HVAC	6/20/2025	7/8/2025	Complete
BLDC2025-04721	55	MORNING ST	Re-build side entry	Commercial Construction	Alterations	6/20/2025	10/7/2025	Issued
FIRE2025-01986	126	DANFORTH ST	Install new addressable fire alarm system	Fire	Fire Alarm	6/20/2025	7/18/2025	Issued
BLDR2025-05310	90	CARROLL ST	Basement renovations	Residential Construction	Alterations	6/23/2025		In Review
BLDR2025-05314	104	KENT ST	Construction of new modular home and detached storage building on foundations.	Residential Construction	New Single Family	6/24/2025		Withdrawn
BLDC2025-04724	245	COMMERCIAL ST	Renovate existing office building to a 50 room hotel. Existing building is 5 stories. The first floor houses restaurant and assembly space to remain, outside of the scope of this permit.	Commercial Construction	Alterations	6/24/2025	12/18/2025	Issued

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BLDR2025-05315	35	CYPRESS ST	Project is to amend BLDR2025-05167. We have found that we need to replace subfloor for 75% of the first floor due to rot/age/poor installation, replace ceilings to uncover and remove potential illegal junction boxes, and replace all first floor windows (9 windows) due to improper installation.	Residential Construction	Amendment	6/25/2025	9/15/2025	Issued
BLDC2025-04728	446	CUMBERLAND AVE	Renovate Right Construction has been contracted to perform lead abatement including the replacement of all windows.	Commercial Construction	Alterations	6/25/2025	7/31/2025	Issued
SIGN2025-01127	87	CENTER ST	We'd like to install the blade sign at our new office that we had formerly installed when we were on Congress Street	Sign	Signage or Awning	6/26/2025	7/16/2025	Complete
BLDC2025-04729	47	WHARF ST	Fit-up for new restaurant tenant. Reconfigure interior of tenant space bar area and upgrade exterior door/windows.	Commercial Construction	Alterations	6/26/2025	8/5/2025	Issued
HVAC2025-03806	71	STATE ST	Install (2) 36K BTU standard multiport heat pumps on secure wall brackets below the upper deck floor line. Install an 18K BTU ducted system into portion A and a 12K BTU ducted system into portion B.	HVAC	HVAC	6/26/2025	7/9/2025	Withdrawn
BLDC2025-04730	600	CONGRESS ST	Fit up vacant tenant space for use as coffee shop.	Commercial Construction	Alterations	6/27/2025	9/9/2025	Issued
BLDC2025-04737	511	CONGRESS ST	Suite 105 - Interior tenant fit up	Commercial Construction	Alterations	7/1/2025	8/14/2025	Issued
BLDR2025-05330	9	BOWDOIN ST	Construct a new Trellis: being added to the side of the existing brick Folly and extending over the existing patio.	Residential Construction	Additions	7/1/2025	10/29/2025	Issued
FIRE2025-01990	67	INDIA ST	Install new fire alarm system and AES box	Fire	Fire Alarm	7/2/2025	7/21/2025	Issued
FIRE2025-01991	7	LAFAYETTE ST	NFPA 13D wet fire sprinkler system	Fire	Fire Sprinkler System One and	7/2/2025	7/17/2025	Issued
BLDC2025-04747	112	WEST ST	The Work involves the rehabilitation and conversion of occupancy from a lodging house to 9 condominium units in an existing building	Commercial Construction	Alterations	7/3/2025	9/4/2025	Issued
HVAC2025-03817	537	CONGRESS ST	Install heat pump for heating and cooling	HVAC	HVAC	7/3/2025	7/16/2025	Issued
BLDC2025-04751	116	HIGH ST	Add structural floor framing members and repairs at entry, including new footings.	Commercial Construction	Alterations	7/4/2025	7/21/2025	Complete
BLDC2025-04750	124	Pleasant St.	Replace 3 windows and the siding around each window.	Commercial Construction	Alterations	7/4/2025	7/23/2025	Issued
HVAC2025-03820	36	MORNING ST	Install heat pump system.	HVAC	HVAC	7/7/2025	7/14/2025	Complete
SIGN2025-01130	419	CONGRESS ST	Profile cut sign in the shape of a teacup. Color print. Made of 6mm ACM.	Sign	Signage or Awning	7/7/2025	7/24/2025	Complete
HVAC2025-03821	130	NEAL ST	Install heat pumps and electric baseboard heaters.	HVAC	HVAC	7/7/2025	9/3/2025	Issued
BLDC2025-04756	497	CUMBERLAND AVE	Window Door replacement to City regulation. Replacement is being funded by the City of Portland's Lead Grant/HUD to address Lead Abatement. This is lead abatement for a lead poisoned child case with the Maine CDC.	Commercial Construction	Alterations	7/8/2025	7/31/2025	Issued
FIRE2025-01994	49	NEAL ST	Installation of a NFPA 17A Wet Chemical Fire Suppression System, 5 Quart Range Guard.	Fire	Fire Suppression non-water ba	7/8/2025	7/22/2025	Issued
HVAC2025-03824	5	MOULTON ST	Install heat pumps for 4th Floor offices.	HVAC	HVAC	7/8/2025	7/21/2025	Issued
BLDC2025-04758	99	SILVER ST	Reconfigure kitchen and bathroom areas of apartment. No changes to exterior walls/windows. No changes to load bearing walls or structural work.	Commercial Construction	Alterations	7/9/2025	8/18/2025	Issued
FIRE2025-01995	16	ORCHARD ST	Installation of a NFPA 13D Residential Sprinkler System to a SFH/ADU	Fire	Fire Sprinkler System One and	7/9/2025	7/17/2025	Complete

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FIRE2025-01996	1168	WESTBROOK ST	New construction	Fire	Fire Sprinkler System One and	7/9/2025	7/21/2025	Complete
HVAC2025-03828	52	MELBOURNE ST	Install new boiler	HVAC	HVAC	7/9/2025	7/17/2025	Issued
BLDC2025-04759	189	BRACKETT ST	Change of use from coffee shop to tattoo studio, permanent jewelry shop, and retail space. Remove existing 3 bay sink.	Commercial Construction	Alterations	7/10/2025	8/18/2025	Complete
HVAC2025-03845	11	MELLEN ST	Install Mini Split HVAC System - 1 outdoor condenser unit, and 1 interior wall-mounted head.	HVAC	HVAC	7/11/2025	1/5/2026	Issued
BLDC2025-04763	794	CONGRESS ST	Swap out existing AT&T antennas with New antennas at same location on AT&T's existing rooftop wireless facility	Commercial Construction	Alterations	7/14/2025	9/29/2025	Issued
HVAC2025-03851	490	CONGRESS ST	Duct modifications to existing system. Add 6- zones of control with 4-remote thermostats. Work to include, add branch lines and zone dampers to existing duct and equipment with new diffusers.	HVAC	HVAC	7/15/2025	7/25/2025	Complete
SIGN2025-01136	35	Silver	Hang new sign on existing bracket	Sign	Signage or Awning	7/17/2025	8/19/2025	Complete
HVAC2025-03855	27	PINE ST	Install heat pumps for heating and cooling: 1 outdoor condenser, 1 indoor wall mounted head on the 1st floor, unit 7.	HVAC	HVAC	7/17/2025	7/29/2025	Issued
HVAC2025-03858	7	LAFAYETTE ST	Install 3 interior heat pump heads: one 18,000 btu in main area, and two 6,000 btu on second floor bedrooms	HVAC	HVAC	7/17/2025	8/4/2025	Issued
HVAC2025-03859	335	SPRING ST	Replacing 2 condensing units and 2 new fan coil 2-ton indoor units with hot water coils.	HVAC	HVAC	7/18/2025	8/1/2025	Issued
SIGN2025-01138	133	SPRING ST	Exterior Neon Sign. Aluminum Body 17.5" H x 7" W x 42.5"	Sign	Signage or Awning	7/19/2025	8/6/2025	Issued
HVAC2025-03868	1296	WESTBROOK ST	Installation of a Mitsubishi heat pump system 2 outdoor, 6 indoor units on the 1st and 2nd floors.	HVAC	HVAC	7/22/2025	9/29/2025	Issued
SIGN2025-01139	23	FREE ST	Lighted letters on building above circular P sign.	Sign	Signage or Awning	7/22/2025	8/20/2025	Issued
SIGN2025-01141	43	WHARF ST	One Blade sign installed on the side of the building (43 Wharf Street) measuring 30 inches in width	Sign	Signage or Awning	7/24/2025	10/7/2025	Complete
BLDR2025-05395	7	LAFAYETTE ST	Backyard Shed	Residential Construction	Additions	7/25/2025	8/6/2025	Issued
BLDC2025-04778	130	NEAL ST	Renovate 1st floor unit and basement in accordance with architectural plans.	Commercial Construction	Alterations	7/29/2025	9/3/2025	Issued
BLDR2025-05409	122	NORTH ST	Add blocking in existing 2nd floor deck framing and add 4x4" pergola frame from kit. Replace existing deck boards with composite decking and maintaining existing railing. No live or snow load on open pergola.	Residential Construction	Alterations	7/30/2025	8/12/2025	Issued
HVAC2025-03878	149	WESTERN PROMENADE	Installation of dual fuel (gas/electric) multi zone HVAC system.	HVAC	HVAC	7/30/2025	8/12/2025	Issued
HVAC2025-03875	1	MONUMENT SQ	Install HVAC ductwork for tenant fit out (NO EQUIPMENT).	HVAC	HVAC	7/30/2025	8/6/2025	Complete
SIGN2025-01142	600	CONGRESS ST	One non-lit hanging sign.	Sign	Signage or Awning	7/30/2025	10/9/2025	Issued
BLDC2025-04781	42	MELLEN ST	Amendment to BLDC2025-04529. This amendment changes the materials of the exterior ADA ramp from wood to aluminum and shows the proposed amended area of paving in the driveway.	Commercial Construction	Amendment	7/31/2025	8/15/2025	Complete
SIGN2025-01143	722	CONGRESS ST	New Sign: 12"x96" wall sign w/routed PVC letters 3mm black ACM substrate 1/2 white PVC letters White vinyl subject	Sign	Signage or Awning	8/1/2025	8/19/2025	Complete

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BLDC2025-04786	25	CUSHMAN ST	Replacement of existing vinyl insert windows with historically accurate wood windows (Marvin Ultimate). No changes to size or exterior trim. Windows will match historical look and style as viewed from the street.	Commercial Construction	Alterations	8/4/2025	8/27/2025	Issued
HVAC2025-03893	19	PINE ST	Install new boiler	HVAC	HVAC	8/4/2025	8/6/2025	Issued
BLDC2025-04784	511	CONGRESS ST	Change of use from general office to general/personal services (tattoo studio) Demo of old Kitchenette and replacing with new, adding 6 hand wash sinks and plumbing, adjusting electrical if needed, flooring, paint, small dry wall repairs, signage	Commercial Construction	Alterations	8/4/2025	9/8/2025	Issued
HVAC2025-03892	75	GRAY ST	Supply and install 1-MLZ-KP12NA12,000 Btu in ceiling; Supply and install 1-MLZ-KY06NA 6,000 Btu wall unit in the front master bedroom; install 3 MHK2 wireless wall thermostats; and 1-MXZ-3D24NA Standard Heat outdoor Inverter-driven compressor unit.	HVAC	HVAC	8/4/2025		In Review
HVAC2025-03901	39	VESPER ST	Install two multi-zone heat pump systems (2 condensers and 5 heads) for primary heating & cooling.	HVAC	HVAC	8/5/2025	9/3/2025	Issued
HVAC2025-03903	82	PINE ST	Installation of Mitsubishi Heat Pump System - 1 Outdoor and 4 Indoor Units, no heads to be installed in the basement.	HVAC	HVAC	8/6/2025	9/17/2025	Issued
HVAC2025-03907	36	MORNING ST	Install heat pump system for garage.	HVAC	HVAC	8/7/2025	11/3/2025	Issued
BLDR2025-05431	1161	WESTBROOK ST	We are taking down all old paneling, running new updated wiring and plumbing pipes, installing new sheetrock, floors, insulation, and replacing a couple doors with same size and updating bathroom and kitchen as well.	Residential Construction	Alterations	8/7/2025		In Review
SIGN2025-01146	25	FOREST AVE	Installing (1) Double sided electronic message sign	Sign	Signage or Awning	8/8/2025	9/4/2025	Issued
SIGN2025-01145	145	COMMERCIAL ST	Channel letter sign on Commercial St elevation and channel letter sign on Fore St.	Sign	Signage or Awning	8/8/2025	8/26/2025	Issued
BLDC2025-04795	1	PORTLAND SQ	Tenant fit up of office spaces (for RM Davis financial company) on the 4th and 5th floors.	Commercial Construction	Alterations	8/8/2025	9/3/2025	Issued
HVAC2025-03913	482	CONGRESS ST	hvac installation	HVAC	HVAC	8/11/2025		In Review
BLDC2025-04799	604	CONGRESS ST	Tenant fit-up of retail store to include construction of new accessible bathroom.	Commercial Construction	Alterations	8/11/2025	9/10/2025	Complete
BLDC2025-04802	5	SPRING ST	Change of use from marijuana retail to basic retail. No construction or alterations.	Commercial Construction	Alterations	8/12/2025	8/28/2025	Complete
HVAC2025-03918	360	SPRING ST	Install new HVAC systems: Heating and Air Conditioning, Ventilation from Roof mounted gas fired HVAC electric cooling units, ERV for Exhaust and Outside Air, Gas fired boiler for supplemental heat and reheat through VAV boxes	HVAC	HVAC	8/13/2025	9/19/2025	Issued
HVAC2025-03919	7	CUSHMAN ST	Install Mitsubishi Heat Pump System-1 Outdoor unit, 1 Indoor unit	HVAC	HVAC	8/13/2025	9/16/2025	Issued
HVAC2025-03925	15	OBRION ST	Installation of multi-head Mitsubishi heat pump with one condenser and three wall heads	HVAC	HVAC	8/14/2025	10/15/2025	Issued
BLDC2025-04808	82	WINTER ST	Replace window that is not an egress with egress-compliant window, in order to address violation LTRIN 129243-2024	Commercial Construction	Alterations	8/14/2025	10/31/2025	Issued

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HVAC2025-03924	106	EXCHANGE ST	Install heat pumps for heating and cooling: condenser on the roof on a steel stand fastened to the structure of the building, wall unit in water tank room, wall unit in kitchen and office. For the 1st floor restaurant tenant.	HVAC	HVAC	8/14/2025	8/29/2025	Issued
SIGN2025-01154	22	BRAMHALL ST	Temporary banner for MaineHealth/United Way Campaign	Sign	Signage or Awning	8/15/2025	8/27/2025	Complete
BLDC2025-04810	501	DANFORTH ST	Fire occurred on 7/28/25, water damage from the fire department. Multiple layers of insulation, drywall, and plaster affected throughout.	Commercial Construction	Alterations	8/15/2025	9/4/2025	Issued
HOOD2025-00140	511	CONGRESS ST	Installation of Type 1 Hood and Type 2 Heat Hood	Hood	Hood	8/15/2025	9/10/2025	Issued
HVAC2025-03928	53	CHADWICK ST	install Heat pumps in Home; 2 exterior condensers and 4 interior heads with ductwork. Duct pressure testing required.	HVAC	HVAC	8/17/2025	9/9/2025	Issued
SIGN2025-01157	604	CONGRESS ST	Proposed storefront signage	Sign	Signage or Awning	8/19/2025	9/4/2025	Complete
BLDC2025-04819	416	FORE ST	Install outswing gate (with crash bar and keypad) for entry into building exterior alcove.	Commercial Construction	Alterations	8/19/2025	9/17/2025	Issued
HVAC2025-03937	132	NEAL ST	Installing heat pumps	HVAC	HVAC	8/19/2025	9/15/2025	Issued
BLDR2025-05463	31	GEORGE ST	Replace lally columns	Residential Construction	Alterations	8/19/2025		In Review
FIRE2025-02031	179	DELAWARE CT	sprinkler the basement add to the existing 13D system	Fire	Fire Sprinkler System One and	8/20/2025	9/17/2025	Issued
FIRE2025-02029	134	CONGRESS ST	Installation of a NFPA 72 Fire Alarm System to 134 Congress St, Munjoy Fire Station.	Fire	Fire Alarm	8/20/2025	8/27/2025	Issued
HVAC2025-03943	15	MARSHALL ST	Heat pump installation	HVAC	HVAC	8/20/2025	9/2/2025	Issued
HVAC2025-03946	75	GRAY ST	Install Mini Split HVAC System	HVAC	HVAC	8/21/2025	11/3/2025	Issued
BLDR2025-05469	150	EASTERN PROMENADE	Renovate 2nd floor bathroom.	Residential Construction	Alterations	8/22/2025	9/24/2025	Complete
HVAC2025-03948	130	PINE ST	Install Lochinvar Knight 199 wall hung heat only premium natural gas fired boiler.	HVAC	HVAC	8/22/2025	8/27/2025	Issued
HVAC2025-03947	90	MORNING ST	<p>Supply and install 1- MSZ-GX06NA 6,000 Btu high mount wall units for 1 of the 3 bedrooms also on the interior closet walls and line sets to run through the closet to the basement then to the outside.</p> <p>Supply and install 1- MFZ-KX12NA 12,000 Btu low mount console unit in the front Living Room on the exterior where the radiator was located. The other one will go behind the door that comes in the kitchen also where the radiator was located. These line sets to go through the floor and through the basement and to the outdoor unit.</p> <p>Supply and install 1- MFZ-KX09NA 9,000 Btu low mount console unit in middle dining room off the kitchen. Line sets to go down to the basement and over to the outdoor unit.</p> <p>These 3 zones will be operated off 1-MXZ-3D24NAHZ 454b outdoor unit. Located on the brick on the right side of the building on wall brackets.</p> <p>Charge systems and flush lines then check for leaks. Charge the system with Freon and check the operation of each head. Demonstrate to homeowner how to operate.</p>	HVAC	HVAC	8/22/2025		In Review

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BLDC2025-04829	150	MIDDLE ST	REPLACE WINDOWS BY INDIVIDUAL UNIT OWNERS ON FLOORS 2, 3, & 4 (EXCEPT UNITS 4A & 4H)	Commercial Construction	Alterations	8/23/2025	10/6/2025	Issued
BLDR2025-05471	59	ATLANTIC ST	Construct a 12'x24' deck at the rear of the existing home. Top of deck to be less than 30" above grade.	Residential Construction	Additions	8/24/2025	9/17/2025	Issued
HVAC2025-03956	25	MORNING ST	Heat pump installation acting as secondary heating and cooling.	HVAC	HVAC	8/26/2025	12/11/2025	Issued
BLDR2025-05479	60	BRANDY LN	Construction of a new single family home.	Residential Construction	New Single Family	8/26/2025		In Review - Pending Payment
BLDC2025-04837	48	STATE ST	Renovate bathroom and kitchen.	Commercial Construction	Alterations	8/27/2025	9/23/2025	Issued
FIRE2025-02035	134	CONGRESS ST	Installation of a NFPA 17A prepiped hood and fire suppression system	Fire	Fire Suppression non-water based	8/27/2025	9/2/2025	Issued
FIRE2025-02037	67	INDIA ST	New wet pipe sprinkler system	Fire	Fire Suppression water based	8/28/2025	1/15/2026	Issued
FIRE2025-02038	849	FOREST AVE	Installation of an NFPA 72 Fire Alarm System in a Mixed-Use Building.	Fire	Fire Alarm	8/29/2025	9/10/2025	Issued
BLDC2025-04847	304	BRACKETT ST	Tenant fit up of retail (smoothie bar) with no seating.	Commercial Construction	Alterations	8/30/2025	9/30/2025	Complete
HVAC2025-03994	547	CONGRESS ST	Remove existing ducted air handler and condenser. Install new condenser and air handler, and smart thermostat. Cap and remove ducting to master suite. Add supply register to entry and pantry. Insulate all accessible ductwork. Install one standard heat outdoor unit on the balcony. Install one MLZ12 in the office area. Install one MLZ18 in the master bedroom.	HVAC	HVAC	9/3/2025	10/6/2025	Issued
BLDC2025-04877	710	STEVENS AVE	Interior renovation & removal of 1980's addition on back side of Ludcke Auditorium and construction of new addition in its place. Historic Preservation approval in place via IVR #173654 approved on 8/1/25.	Commercial Construction	Additions	9/4/2025	11/18/2025	Issued
BLDC2025-04874	87	CENTER ST	Creation of public restroom facilities.	Commercial Construction	Alterations	9/4/2025	11/3/2025	Issued
HVAC2025-03997	11	MELLEN ST	Install Mini Split HVAC System	HVAC	HVAC	9/4/2025	9/23/2025	Issued
BLDR2025-05509	60	GARRISON ST	Installation of 23 roof mounted solar panels and some structural upgrade work before solar panels (see structural upgrade letter)	Residential Construction	Alterations	9/4/2025	9/18/2025	Issued
HVAC2025-03999	79	HIGH ST	Install Mitsubishi systems in these units; 1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D, 3A, 3B, 3C and 3D	HVAC	HVAC	9/5/2025	9/30/2025	Issued
HVAC2025-04001	75	GRAY ST	Replace boilers.	HVAC	HVAC	9/5/2025	9/23/2025	Issued
HVAC2025-04004	314	DANFORTH ST	Install new boiler	HVAC	HVAC	9/5/2025	9/9/2025	Issued
BLDC2025-04879	17	LEWIS ST	Renovate Existing Third Floor Bathroom. New Flooring Throughout Third Floor	Commercial Construction	Alterations	9/5/2025	10/28/2025	Issued
HVAC2025-04013	604	CONGRESS ST	Install Heat Pump System (one indoor unit and one outdoor unit).	HVAC	HVAC	9/8/2025	9/17/2025	Issued

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BLDC2025-04882	486	CONGRESS ST	Change of Use. No partitions are being put up between tattoo stations and are only marked as such on the drawings to show the four different areas of work in an open floor plan. - Installation of 2 hand washing sinks on opposite walls of the ground floor 10 feet from back wall. Tattoo area on ground level will be open concept comprising of 4 stations. No partitions or cubicles. Removal of non load bearing wall between between storage and tech room in basement to create larger room for drawing/break room. The renovation will keep both doors. Installation of hand sink in basement break room.	Commercial Construction	Alterations	9/8/2025	9/15/2025	Complete
HVAC2025-04011	105	BRACKETT ST	Install one 9000 BTU Samsung outdoor unit on the left-hand eave side of the home. Install one 9000 BTU indoor unit in the bedroom.	HVAC	HVAC	9/8/2025	9/9/2025	Issued
FIRE2025-02045	490	CONGRESS ST	Installation of Additional Fire Devices to Existing Fire Alarm System	Fire	Fire Alarm	9/8/2025	9/16/2025	Complete
FIRE2025-02048	25	CASCO ST	New NFPA 13 Sprinkler system for the entire building.	Fire	Fire Suppression water based	9/9/2025	12/9/2025	Issued
HVAC2025-04015	307	CONGRESS ST	Install heat pump for heating and cooling; one outdoor unit, and one indoor unit, both 9K.	HVAC	HVAC	9/9/2025	9/29/2025	Issued
FIRE2025-02050	511	CONGRESS ST	Range Guard 6 gallon wet chemical fire suppression system	Fire	Fire Suppression non-water ba	9/10/2025	9/23/2025	Issued
HVAC2025-04020	9	TAYLOR ST	Fujitsu Mini Split	HVAC	HVAC	9/12/2025	11/13/2025	Issued
BLDC2025-04892	106	EXCHANGE ST	AMEND FLOOR PLAN - AS BUILT - BLDC2024-03692	Commercial Construction	Amendment	9/16/2025	9/30/2025	Issued
FIRE2025-02052	133	PLEASANT ST	6 gallon Range Guard wet chemical fire suppression system	Fire	Fire Suppression non-water ba	9/16/2025	10/30/2025	Issued
BLDR2025-05545	71	CARLETON ST	Install a small hot tub in yard area which is fully enclosed by fence and minimally visible from street.	Residential Construction	Additions	9/17/2025	10/3/2025	Complete
HVAC2025-04027	112	WEST ST	Heat pump installation	HVAC	HVAC	9/17/2025		In Review
BLDC2025-04895	171	PINE ST	3 Replacement Windows	Commercial Construction	Alterations	9/17/2025		In Review
SIGN2025-01170	7	DANA ST	sign hanging on the side of the building	Sign	Signage or Awning	9/18/2025	10/7/2025	Complete
SIGN2025-01166	93	HIGH ST	Relocate our teak blade sign from our former office at 110 Exchange to our new location at 93 High Street. Signed will be mounted on an existing granite bollard. Sign is about 12"x60"	Sign	Signage or Awning	9/18/2025		In Review
BLDC2025-04902	2	CITY CTR	Minor interior tenant alterations.	Commercial Construction	Alterations	9/19/2025	10/16/2025	Complete
BLDC2025-04904	99	SILVER ST	Replace one exterior window.	Commercial Construction	Alterations	9/19/2025	10/15/2025	Complete
BLDR2025-05554	326	SPRING ST	Kitchen & Bath Renovation	Residential Construction	Alterations	9/19/2025	10/29/2025	Issued
BLDC2025-04906	29	DEERING ST	After The Fact: Remove existing pull down stairway and replace with a new spiral stairway to attic space. Finish attic space and add outlets / lights.	Commercial Construction	Alterations	9/20/2025		In Review
BLDR2025-05556	40	MORNING ST	Renovate the back third of first floor of the owner occupied duplex (to be owner's unit). Work includes replacing existing vinyl floor with new hardwood floor and underlayment, replacing existing plaster ceiling with drywall, expanding the existing bathroom and completing a kitchen build out. Additional work includes closed cell insulation in exterior walls that are opened (two sections, marked on plan). The plan for this space also includes updating electrical and plumbing.	Residential Construction	Alterations	9/21/2025	10/6/2025	Issued

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HVAC2025-04032	89	NEAL ST	installation of mini-split unit	HVAC	HVAC	9/22/2025		Withdrawn
FIRE2025-02058	79	HIGH ST	Modification of existing fire alarm system to conceal wiring & layout changes.	Fire	Fire Alarm	9/22/2025	10/1/2025	Issued
FIRE2025-02061	320	CUMBERLAND AVE	renovation of the existing fire sprinkler system for the new MPBS tenant	Fire	Fire Suppression water based	9/23/2025	10/21/2025	Issued
HVAC2025-04037	400	CONGRESS ST	Renovate HVAC systems and add new equipment and ductwork.	HVAC	HVAC	9/23/2025	10/2/2025	Issued
FIRE2025-02059	320	CUMBERLAND AVE	Edwards iO1000 Fire Alarm System Addition - Booster Panel and Horn Strobe Notification Devices	Fire	Fire Alarm	9/23/2025	10/10/2025	Issued
SIGN2025-01173	132	SPRING ST	Hanging business sign	Sign	Signage or Awning	9/26/2025	10/6/2025	Complete
BLDC2025-04913	38	PREBLE ST	Replace ceiling after water damage remediation. Remediation performed under permit BLDC2025-04872.	Commercial Construction	Alterations	9/29/2025	10/15/2025	Issued
BLDR2025-05574	133	SPRING ST	An existing deck is going to be replaced with an additional area added over an existing roof.	Residential Construction	Additions	9/29/2025		Withdrawn
SIGN2025-01174	110	THAMES ST	70"H x 20"W illuminated cabinet sign mounted on facade of the Douro restaurant	Sign	Signage or Awning	9/29/2025	10/7/2025	Issued
BLDR2025-05573	126	MCKINLEY CT	Roof top solar array with 3 panels 435 watts , 1 x Tesla Powerwall 3	Residential Construction	Alterations	9/29/2025	10/14/2025	Issued
SIGN2025-01177	40	FREE ST	Projecting building sign for business.	Sign	Signage or Awning	9/30/2025	10/21/2025	Complete
BLDC2025-04924	172	STATE ST	Change of Use, Convert to a bed and breakfast.	Commercial Construction	Alterations	10/2/2025	10/24/2025	Issued
BLDC2025-04927	1	UNION ST	Replace exterior storefront	Commercial Construction	Alterations	10/3/2025	11/19/2025	Issued
SIGN2025-01179	2	CITY CTR	Furnish LED Illuminated Channel Letters on raceway. Sign measurements broken down are as follow: Scales Logo= 58" X 53" Legal = 2' X 8' Ease = 2' X 8'	Sign	Signage or Awning	10/7/2025		In Review - Pending Payment
BLDC2025-04930	133	SPRING ST	An existing roof deck will be replaced with additional area to be provided over an existing roof area.	Commercial Construction	Alterations	10/7/2025		In Review
BLDC2025-04931	10	MOULTON ST	Change of use to Medical Cannabis Retail. There will be no changes made to the structure, plumbing or electrical. We will be doing the painting of the walls, a few additional shelves for apparel and adding standing display cases.	Commercial Construction	Alterations	10/8/2025	12/9/2025	Issued
BLDR2025-05591	55	BOWDOIN ST	Reconfigure mud room, two bathrooms, guest bedroom and pantry. Add dog wash in basement. Change lighting throughout and change HVAC equipment.	Residential Construction	Alterations	10/8/2025	11/3/2025	Issued
BLDR2025-05593	71	BECKETT ST	Solar Array Installation, Roof Top, System Size: 7.74 kw, Number of Panels: 18	Residential Construction	Alterations	10/8/2025	11/7/2025	Issued
BLDC2025-04936	105	COASTAL PATH	Amend BLDC2025-04362 to reduce the size of the pier.	Commercial Construction	Amendment	10/8/2025	10/30/2025	Issued
BLDC2025-04938	82	WINTER ST	Replace exterior deck/fire escape with new, structurally sound deck and stairs to address LTR2404544. Add exterior door to Kitchen of unit 4.	Commercial Construction	Additions	10/9/2025	11/10/2025	Issued
BLDC2025-04939	504	CONGRESS ST	Adjustment of the steel header over the windows from a W-section to a more traditional CMU bond beam and steel brick lintel~ see attached sheet A500.R2 relative to previously issued Permit Number: BLDC2025-04539	Commercial Construction	Amendment	10/9/2025	10/27/2025	Issued

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HVAC2025-04077	57	SPRUCE ST	Install EX22 Rinnai HVAC System	HVAC	HVAC	10/9/2025	10/24/2025	Issued
SIGN2025-01183	19	COMMERCIAL ST	Two non-lit wall signs to replace current Five Country Credit Union signs.	Sign	Signage or Awning	10/10/2025	10/29/2025	Complete
FIRE2025-02075	100	Middle St	Existing EST-3 Fire Alarm System Addition	Fire	Fire Alarm	10/10/2025	10/22/2025	Complete
HVAC2025-04078	287	SPRING ST	Install one Mitsubishi 12,000 BTU outdoor unit on the rear of the building. Install one 12,000 BTU indoor unit in the living area.	HVAC	HVAC	10/10/2025	11/14/2025	Issued
SIGN2025-01184	5	MILK ST	Projecting Sign and Lettering	Sign	Signage or Awning	10/10/2025	10/29/2025	Issued
BLDR2025-05601	176	EASTERN PROMENADE	Solar Array Installation, Roof Top, System Size: 5.72 kw, Number of Panels: 13, Exterior Battery	Residential Construction	Alterations	10/11/2025	10/29/2025	Issued
BLDR2025-05602	11	DEERING ST	Remove and reset the existing granite steps	Residential Construction	Alterations	10/12/2025	10/27/2025	Issued
HVAC2025-04080	28	MORNING ST	Install Mitsubishi Heat Pump System: 1 Outdoor, 4 Indoor Units	HVAC	HVAC	10/13/2025	12/17/2025	Issued
BLDR2025-05613	31	BRAMHALL ST	Removing drywall on third floor to provide better insulation and then re-drywall. New insulation need only fill the existing cavity. Also, to add washer and dryer, with associated plumbing and electrical. No changes to wall and door arrangement permitted. No additional bedrooms permitted.	Residential Construction	Alterations	10/15/2025	12/15/2025	Issued
BLDR2025-05610	47	NORTH ST	Install a 13 panel roof mounted solar array.	Residential Construction	Alterations	10/15/2025	11/3/2025	Complete
BLDC2025-04946	100	Middle St	Renovate tenant interior: non-load bearing walls with associated Mechanical, Electrical and Plumbing work (no structural work or egress modifications).	Commercial Construction	Alterations	10/16/2025	11/7/2025	Issued
HVAC2025-04089	6	EASTERN PROMENADE	Install Two Zone Fujitsu Heat Pump System (1st floor rear unit).	HVAC	HVAC	10/17/2025	11/10/2025	Issued
BLDR2025-05620	123	NEWBURY ST	Fabricate and install new custom handrail to front door.	Residential Construction	Alterations	10/17/2025	11/3/2025	Issued
BLDC2025-04947	32	MELLEN ST	Repair of 32 Mellen Street Roof of Carriage House. This repair has been approved by City Historical Preservation as well as Maine Historical Preservation. Areas to be repaired are on Section 2 and 3 (images attached)	Commercial Construction	Alterations	10/17/2025		Withdrawn
BLDR2025-05618	143	NEAL ST	Change of Use to Two Dwelling Units. Construct Alterations: Remove existing kitchen and replace with new kitchen. Renovate existing room to create a guest bedroom and bathroom space. Remove spiral staircase to the basement and frame in opening. Add new ventilation fans in all bathrooms. Reconfigure existing interior stair to the basement to improve rise, run and headroom (existing width to remain). Install LVL beam at the first-floor kitchen ceiling. Install new header/bearing wall support for interior wall openings at kitchen.	Residential Construction	Alterations	10/17/2025		In Review
BLDC2025-04949	471	CUMBERLAND AVE	Replace section of drywall removed by the fire department. Approximately 2.5 sheets.	Commercial Construction	Alterations	10/20/2025	11/7/2025	Complete
HVAC2025-04092	22	NOTTINGHAM AVE	Installing two single-zone Fujitsu Heat Pumps.	HVAC	HVAC	10/20/2025	12/4/2025	Issued
FIRE2025-02079	60	CASSIDY POINT DR	A completely new wet fire sprinkler system for renovation at Ricker's Wharf.	Fire	Fire Suppression water based	10/20/2025	12/11/2025	Issued
BLDR2025-05626	82	PINE ST	Basement Refinishing: Some new perimeter walls, new partition walls, upgrade insulation (where applicable), new lighting, outlets	Residential Construction	Alterations	10/20/2025	11/7/2025	Issued
BLDC2025-04950	88	PARK ST	Fur down existing ceiling and add insulation. No exterior work.	Commercial Construction	Alterations	10/20/2025	11/4/2025	Issued

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BLDC2025-04951	150	MIDDLE ST	Interior Demo Only: Removal of select drywall walls, ceilings, and insulation as described on the sketch due to fire/water damage. A separate permit is required for replacement of materials.	Commercial Construction	Alterations	10/20/2025	10/27/2025	Issued
HVAC2025-04099	47	WHARF ST	Replace existing heat pump system with a new 2 zone ceiling cassette system to condition the renovated space. External outdoor condenser will be located in the same location on the roof. All exterior linesets will route the same route, using the same brown exterior line hide. Install new bathroom exhaust and vent.	HVAC	HVAC	10/22/2025	10/30/2025	Issued
HVAC2025-04098	1810	CONGRESS ST	Install new Mitsubishi indoor (kitchen) and outdoor (wall bracket on the back side of the kitchen) heat pump units.	HVAC	HVAC	10/22/2025	10/28/2025	Issued
HVAC2025-04097	208	PINE ST	Install new Lochinvar Knight KHB285N ultra efficient 95% Natural gas floor standing boiler.	HVAC	HVAC	10/22/2025	10/27/2025	Issued
SIGN2025-01189	1	MONUMENT SQ	Halo lit channel letters applied to a panel and then the panel is attached to the outside wall	Sign	Signage or Awning	10/22/2025	1/15/2026	Issued
HVAC2025-04105	130A	PARK ST	Installing (2) Mitsubishi Hyper Heat heat pumps and an electric water heater.	HVAC	HVAC	10/23/2025	11/6/2025	Issued
BLDC2025-04960	493	CUMBERLAND AVE	replace special order / special size interior doors apts 1-6	Commercial Construction	Alterations	10/24/2025		Withdrawn
BLDR2025-05643	40	MORNING ST	Amend BLDR2025 05556: Work includes structural amendments in the basement, replace load-bearing beam in first floor kitchen, new full wall from existing half wall in second floor bedroom w/ new egress window and additional new drywall ceilings and interior walls.	Residential Construction	Amendment	10/27/2025	11/4/2025	Issued
SIGN2025-01191	34	GRAY ST	Two HDU signs mounted on building	Sign	Signage or Awning	10/28/2025	11/5/2025	Issued
HVAC2025-04118	600	CONGRESS ST	Install new bathroom exhaust vent and four heat pump units. 600 Congress Street has three interior evaporator units and 602 Congress Street has one interior evaporator unit. The heat pump systems have four condensers units in the basement.	HVAC	HVAC	10/29/2025	11/14/2025	Issued
BLDC2025-04969	126	DANFORTH ST	changing previously approved residential office space in the basement of the building into (2) ADUs and (1) dwelling unit for the corresponding existing residential units above. All changes within the existing building shell. No changes to sqft or cost.	Commercial Construction	Alterations	10/29/2025		Withdrawn
HVAC2025-04122	30	CITY CTR	Discharge and swap out existing heat pump system, we will reuse pvc drain and electrical. In the same location of first floor retail space, will be a 30k wall unit with remote operation. ODU going on rear of building.	HVAC	HVAC	10/29/2025	11/3/2025	Issued
FIRE2025-02085	154	CLARK ST	Update to existing Fire Alarm System to addressable devices per PFD inspection.	Fire	Fire Alarm	10/30/2025	11/26/2025	Issued
FIRE2025-02084	90	HIGH ST	Replace the current fire alarm panel and bring to current code	Fire	Fire Alarm	10/30/2025		In Review

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BLDR2025-05652	28	MORNING ST	After The Fact: Unit 2 Back Half Alternations: Replace 2nd floor joists and subfloor, add 2nd floor playroom with new window, reinforce collar ties, add bridge and loft floors on collar ties, add skylights in loft roof, replace insulation in roof (3rd floor "Loft" and "Bridge" spaces are not habitable due to insufficient headroom).	Residential Construction	Alterations	11/3/2025	12/16/2025	Issued
BLDC2025-04975	15	BROWN ST	Replace a steel beam in the basement in a utility closet (not tenant owned space).	Commercial Construction	Alterations	11/3/2025	11/17/2025	Issued
HVAC2025-04131	121	EMERY ST	Install Burnham BURSTMX299N natural gas chimney vented heat only steam boiler.	HVAC	HVAC	11/3/2025	11/5/2025	Issued
BLDC2025-04977	237	SPRING ST	Convert existing commercial / daycare space to dwelling unit(s)	Commercial Construction	Alterations	11/3/2025		In Review - Pending Payment
BLDC2025-04976	48	FREE ST	Interior renovation new offices	Commercial Construction	Alterations	11/3/2025	11/20/2025	Issued
BLDC2025-04979	1	MONUMENT SQ	Renovate 8th Floor interior: Adding breakroom, wellness room. Select Demo of interior walls, FPB, Thermostats low pressure Ductwork, Registers, Sprinkler. Installation of DIRTT Wall offices framed partitions and MEPs per plans. Installing 7 new HW Heating FPB and 9 cooling only FPB	Commercial Construction	Alterations	11/4/2025		In Review - Pending Payment
BLDC2025-04980	50	MONUMENT SQ	Interior fit-up for office space on second floor, creating two suites.	Commercial Construction	Alterations	11/5/2025	11/20/2025	Complete
FIRE2025-02091	133	PLEASANT ST	Fire Alarm Installation for Holy Trinity Greek Orthodox Church	Fire	Fire Alarm	11/5/2025	11/13/2025	Issued
FIRE2025-02092	180	BISHOP ST	Renovation of Existing Wet Pipe Sprinkler System for New Building Layout.	Fire	Fire Suppression water based	11/5/2025	11/17/2025	Issued
HVAC2025-04135	62	SAINT LAWRENCE ST	Installation of Single-zone ducted heat pump and condenser	HVAC	HVAC	11/5/2025	11/10/2025	Issued
BLDC2025-04981	287	SPRING ST	Install a casement egress window in an existing rough opening in the side dormer of a 3rd floor bedroom and install a casement egress window in a re-framed rough opening on the rear wall of a 3rd floor bedroom.	Commercial Construction	Alterations	11/5/2025		In Review - Pending Payment
SIGN2025-01192	46	MARKET ST	Permit for a 24"x 36" blade sign, built with 1/2" high density fiberboard.	Sign	Signage or Awning	11/7/2025	11/12/2025	Complete
BLDC2025-04986	66	KELLOGG ST	Renovate the bedroom, kitchen and bathroom on the first floor: Install new framing (including load bearing beam), closet, cabinetry, hardware, fixtures, etc.	Commercial Construction	Alterations	11/9/2025	11/24/2025	Issued
BLDC2025-04988	170	STATE ST	Creating ADU in existing carriage house.	Commercial Construction	Alterations	11/10/2025	11/21/2025	Issued
BLDC2025-04992	172	FALMOUTH ST	Close off three of the historic doors on the 1st floor.	Commercial Construction	Alterations	11/12/2025	12/17/2025	Issued
BLDC2025-04994	648	FOREST AVE	install 17 replacement windows-no structural work	Commercial Construction	Alterations	11/12/2025	12/12/2025	Issued
HVAC2025-04144	94	NEAL ST	Install Multi-Zone Heat Pump system; one ducted system and one ductless system	HVAC	HVAC	11/12/2025		In Review
HVAC2025-04143	15	LEWIS ST	Install one Mitsubishi Electric MXZ 3D30NLHZ 3 zone heat pump serving the library and 2 bedrooms.	HVAC	HVAC	11/12/2025	11/17/2025	Issued
BLDR2025-05670	70	CARROLL ST	Demolition permit needed due to water loss that occurred. Affected drywall and insulation needs to be removed.	Residential Construction	Alterations	11/13/2025	11/19/2025	Issued
HVAC2025-04146	11	DEERING ST	Gas Boiler Replacement	HVAC	HVAC	11/13/2025	11/17/2025	Issued

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FIRE2025-02100	279	CONGRESS ST	We are adding a sprinkler system to meet current city and state codes.	Fire	Fire Sprinkler System One and	11/13/2025	11/19/2025	Issued
SIGN2025-01195	504	CONGRESS ST	New building-mounted signage and re-painting of the building facades.	Sign	Signage or Awning	11/13/2025	1/14/2026	Issued
BLDC2025-04997	74	PORTLAND ST	Replace existing deck and stairway.	Commercial Construction	Alterations	11/13/2025	1/15/2026	Issued
SIGN2025-01197	511	CONGRESS ST	Building mounted signage for new business	Sign	Signage or Awning	11/17/2025	12/18/2025	Issued
HVAC2025-04161	67	INDIA ST	Install two gas fired package rooftop units.	HVAC	HVAC	11/17/2025	11/25/2025	Issued
BLDC2025-05004	49	NEAL ST	Replace drywall, cabinets, countertops, appliances, and flooring in kitchen.	Commercial Construction	Alterations	11/17/2025	11/24/2025	Issued
BLDC2025-05003	2	MONUMENT SQ	Interior renovation to existing suite	Commercial Construction	Additions	11/17/2025		In Review
BLDR2025-05679	249	SPRING ST	Reconstruction services needed after demo work completed due to fire. Work scope to consist of: drywall, insulation, electrical, and plumbing.	Residential Construction	Alterations	11/18/2025	11/24/2025	Issued
BLDR2025-05688	130	PARK ST	Demolish existing interior floor and partition framing and replace with new, install all new electrical, mechanical, & plumbing utilities. Replace several existing windows with new insulated glass units to replicate historic profiles. Existing overhead garage door to be replaced with folding glass door. New NFPA-D sprinkler system to be provided.	Residential Construction	Alterations	11/22/2025		In Review
SIGN2025-01200	645	CONGRESS ST	Installation of non illuminated Blade sign. Will have new bracket installed within grout lines of building and matching height of neighboring tenants	Sign	Signage or Awning	11/24/2025	12/3/2025	Issued
BLDR2025-05691	139	NEWBURY ST	Convert first floor to two bedroom apartment, build out kitchen and bathroom	Residential Construction	Alterations	11/24/2025		In Review
SIGN2025-01202	324	Fore Street	Replacing the previous tenants existing hanging sign with our new hanging sign. Utilizing the same iron bracket	Sign	Signage or Awning	11/25/2025	11/26/2025	Issued
BLDR2025-05697	82	PINE ST	Construct new bathroom in basement, remove existing back stairway to second floor, reconfigure kitchen and add new 2nd floor primary bedroom closet.	Residential Construction	Alterations	11/26/2025	12/11/2025	Issued
FIRE2025-02106	400	CONGRESS ST	Renovation SSA Office	Fire	Fire Alarm	11/26/2025	12/4/2025	Issued
SIGN2025-01204	486	CONGRESS ST	Professionally handpainted signage on store front. Attached panel sign on front above door and copy within molding/framed pictures - store front is 412.7 ft sq and total proposed signage is 36.41 ft sq - 8.8%	Sign	Signage or Awning	12/1/2025	12/16/2025	Issued
BLDC2025-05014	1	EXCHANGE ST	Renovate tenant space to accommodate coffee shop. No outdoor seating permitted.	Commercial Construction	Alterations	12/2/2025	12/29/2025	Issued
BLDC2025-05016	133	EMERY ST	Replace current deck.	Commercial Construction	Alterations	12/2/2025		In Review - Pending Payment
HVAC2025-04177	261	COMMERCIAL ST	Replace 20 " 25-year-old heat pump condensers on the roof with 20 new high efficiency inverter heat pumps reconnected to existing indoor air handlers. No work to be done inside building. Heat pumps will be placed on the roof per plan, not to be visible from street level.	HVAC	HVAC	12/3/2025	12/15/2025	Issued
HVAC2025-04179	6	EASTERN PROMENADE	(Condo #4) Gelinas to install a 2-zone Fujitsu Heat Pump.	HVAC	HVAC	12/3/2025		Withdrawn

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SIGN2025-01206	23	FREE ST	New lighted letters attached to building.	Sign	Signage or Awning	12/3/2025	12/12/2025	Issued
BLDC2025-05022	465	CONGRESS ST	Perform structural reinforcement of steel on floors 3 through the roof structure. No additional work permitted.	Commercial Construction	Alterations	12/5/2025	12/18/2025	Issued
FIRE2025-02115	47	WHARF ST	Installation of fire alarm system devices as part of unit upfit.	Fire	Fire Alarm	12/5/2025	12/29/2025	Issued
HVAC2025-04182	106	SPRUCE ST	Install Viessmann combination boiler and radiant panels	HVAC	HVAC	12/5/2025	12/11/2025	Issued
BLDC2025-05021	90	MORNING ST	Install pneumatic elevator to provide third-floor accessibility for owner in existing building.	Commercial Construction	Alterations	12/5/2025		In Review
FIRE2025-02120	25	CASCO ST	Install new NFPA 72 Fire Alarm System	Fire	Fire Alarm	12/9/2025	12/12/2025	Issued
BLDC2025-05027	395	FORE ST	Partial removal of wall separating 2 Exchange and 4 Exchange and two sets of stairs already added. Permit application to include the correction of the railings on the stairs to meet code. Valuation is for total of work completed and work to be done.	Commercial Construction	Alterations	12/9/2025		In Review
BLDR2025-05708	176	PROSPECT ST	Update the residence at 176 Prospect Street, First Floor open up kitchen and living room and install a new half bath. Convert attic into a bedroom and add a full bath.	Residential Construction	Alterations	12/10/2025		In Review
SIGN2025-01211	151	MIDDLE ST	A 2 ft x 2 ft blade sign will be installed using the existing bracket and hardware already mounted on the building facade. No new drilling or structural modifications will be made. The sign will hang perpendicular to the building and maintain the required sidewalk clearance. Fabrication of the sign is being completed by M & H Signs.	Sign	Signage or Awning	12/11/2025	12/31/2025	Issued
SIGN2025-01210	34	EXCHANGE ST	Removal of existing blade sign, building letters and awning. Replace with new branded blade sign using existing bracket, letters and awning.	Sign	Signage or Awning	12/11/2025	12/16/2025	Issued
BLDR2025-05715	33	OLD MAST RD	Installation of 21 roof mounted solar panels.	Residential Construction	Alterations	12/12/2025	12/16/2025	Issued
HVAC2025-04195	362	DANFORTH ST	Remove Peerless EC-03 steam boiler. Install Peerless EC(T)-e-1-- steam boiler in the same location. Install 80 gallon heat pump hot water heater.	HVAC	HVAC	12/12/2025	12/16/2025	Issued
BLDC2025-05031	150	MIDDLE ST	Reconstruction services to be provided at 150 Middle Street, due to fire on 10/12/25. Scope to include drywall, insulation, flooring, painting, finish trim, and electrical, on floors ground, 1st, 2nd, 3rd.	Commercial Construction	Alterations	12/12/2025	1/12/2026	Issued
HOOD2025-00146	1227	CONGRESS ST	Install Type 1 hood system	Hood	Hood	12/13/2025	1/12/2026	Issued
BLDR2025-05724	40	MORNING ST	Propose several change of scopes to our existing building permit. This requested scope includes replacing one interior wall with new drywall and insulation, creating a half bath on the third floor, making previously approved half to full wall into a pocket door opening with LVL header, and enlarging the back entry doors to the first floor unit.	Residential Construction	Amendment	12/15/2025	12/16/2025	Issued
SIGN2025-01213	648	FOREST AVE	An 81" H x 57.5"W sign, installed in a boarded up window recession. Sign will be flush with the facade of the building.	Sign	Signage or Awning	12/15/2025	12/29/2025	Issued
BLDC2025-05033	15	CASCO ST	Renovation of room into community commercial kitchen	Commercial Construction	Alterations	12/15/2025		In Review
SIGN2025-01215	1	MONUMENT SQ	Two lighted monument signs, one on Congress St. side and one on Federal St. side.	Sign	Signage or Awning	12/16/2025	12/30/2025	Issued

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BLDR2025-05726	58	SPRUCE ST	Replacing front stairs with PT material and trex treads. Same footprint. Also replacing 9 existing windows and residing the left side of the building.	Residential Construction	Alterations	12/16/2025		In Review
HVAC2025-04198	75	WASHINGTON AVE	Install heat pump for heating and cooling	HVAC	HVAC	12/17/2025	1/14/2026	Issued
HVAC2025-04201	170	CLARK ST	(After fact permit) Installation of an IBC SL Series Boiler after the fact permit	HVAC	HVAC	12/18/2025	12/30/2025	Complete
HVAC2025-04200	727	CONGRESS ST	Remove old boiler and install new ultra efficient 95% Rinnai RINIP060160C Combi Natural gas boiler. New boiler will go in the same footprint as the existing boiler.	HVAC	HVAC	12/18/2025	12/22/2025	Issued
BLDR2025-05729	28	HERITAGE CT	Bathroom Renovation	Residential Construction	Alterations	12/18/2025	12/30/2025	Issued
BLDC2025-05040	7	CUSTOM HOUSE ST	Change of Use and renovations of 2nd and 4th floors of a five-story office building with a new stairway to provide office, meeting, classroom and collaboration space for the University of Maine System.	Commercial Construction	Alterations	12/18/2025		In Review
HVAC2025-04203	34	EXCHANGE ST	Install a 48,000 BTU Mitsubishi smart multi outdoor unit to the exterior of the building. We will install two 24K BTU high wall units within the retail space.	HVAC	HVAC	12/22/2025		In Review
HVAC2025-04205	172	STATE ST	Installing VRF system with Heat Recovery to condition the building.	HVAC	HVAC	12/22/2025	12/30/2025	Issued
HVAC2025-04208	28	SAINT LAWRENCE ST	Install Mini Split HVAC System	HVAC	HVAC	12/22/2025	12/30/2025	Issued
HVAC2025-04207	124	FEDERAL ST W	Add VRF System to 3rd Floor	HVAC	HVAC	12/22/2025	1/5/2026	Issued
HVAC2025-04214	170	STATE ST	Two Zone Heat Pump Installation. Fee paid on 172 State Street permit.	HVAC	HVAC	12/23/2025	1/2/2026	Issued
BLDC2025-05049	170	CLARK ST	After the fact for both projects. Bathroom renovation in 170 Clark St Unit 1 includes removing clawfoot tub, installing shower/tub combo, and building wall to house new plumbing for this. Relocating entry door for 170 Clark St Unit 1 90 degrees. Rebuilding rear porch and steps to this unit.	Commercial Construction	Alterations	12/26/2025		In Review - Pending Payment
BLDC2025-05051	380	CONGRESS ST	Modify interior walls to creat a 450 sqft conference room on 2nd floor. Install heat pump for heating and cooling.	Commercial Construction	Alterations	12/29/2025	1/5/2026	Issued
HVAC2025-04215	291	STATE ST	Replace existing gas steam boiler with new Burnham STMX175 model.	HVAC	HVAC	12/29/2025	12/31/2025	Issued
HVAC2025-04216	66	KELLOGG ST	Replace existing gas boiler with new model AGDV5-EP.	HVAC	HVAC	12/29/2025	12/31/2025	Issued
BLDR2025-05748	28	SAINT LAWRENCE ST	Currently has a solar array spanning two roof planes. The right-side roof plane will remain unchanged, but we will temporarily remove the six existing panels from the left side before the dormer installation. Afterward, we plan to reinstall those six panels along with two additional panels, for a total of eight. To comply with fire code setbacks, the panels will be reoriented from portrait to landscape.	Residential Construction	Alterations	12/30/2025	1/7/2026	Issued
HVAC2025-04222	245	SPRING ST	Install Rinnai high efficiency gas combination wall hung boiler	HVAC	HVAC	12/30/2025	1/7/2026	Issued
HVAC2025-04221	71	CARROLL ST	Heat pump installation	HVAC	HVAC	12/30/2025	1/7/2026	Issued

<u>Permit Number</u>	<u>Street Number</u>	<u>Street Name</u>	<u>Permit Description</u>	<u>Permit Type</u>	<u>Permit Work Class</u>	<u>Permit Application Date</u>	<u>Permit Issue Date</u>	<u>Permit Status</u>
HVAC2025-04223	547	CONGRESS ST	#502: Replace Boiler. Reviewed with Fire Marshall Jason Grant and Life and Safety Plan Reviewer Thomas Hohn. Boiler to remain in the hall with a newly constructed fire enclosure around it.	HVAC	HVAC	12/30/2025		In Review
HVAC2025-04225	100	Middle St	Provide all labor and materials to install the proposed mechanical equipment per drawings M-100, M-200, M-300, MD-100 dated 10-14-25: Existing HVAC demolition, Install (5) Water-sourced Heat Pumps, (2) ERVs, (2) Duct-mounted Heating Coils, and RGDs.	HVAC	HVAC	12/31/2025	1/8/2026	Issued
BLDC2025-05053	172	STATE ST	Adjust basement and first floor layout	Commercial Construction	Amendment	12/31/2025	1/8/2026	Issued
HVAC2025-04226	94	NEAL ST	Jotul GF 160 DV ipi gas stove.	HVAC	HVAC	12/31/2025		In Review