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**DEPARTMENT OF PLANNING & DEVELOPMENT MONTHLY REPORT  
FEBRUARY 2017**

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Date: 3/16/2017

To: Honorable Mayor and Members of City Council

From: Cathy Counts, Administrative Secretary, Department of Planning & Development

Re: **FEBRUARY 2017** Monthly Report of Code Enforcement activities in the Department of Planning & Development

**BUILDING**

Collections amounting to **\$16,805** for Building Permit fees and **\$0** for Board of Appeals applications have been received and remitted to the Finance Department. Building Inspector Richard Steller has been appointed Interim Code Enforcement Officer until a new Code Enforcement Officer is selected to replace Patricia Doucette, who retired on February 3, 2017 after over 35 years of service with the City of South Portland. Ben McDougal, who serves as Code Enforcement Officer for the Town of Cape Elizabeth, has been providing building and plumbing inspections for Mr. Steller in return for a similar work exchange done for Mr. McDougal previously. **16** building inspections were completed and **5** Certificates of Occupancy were issued during February.

**BUILDING PERMITS**

**ESTIMATED COSTS OF CONSTRUCTION**

<b>0</b>	Residential Dwellings	<b>\$ 0</b>
<b>0</b>	Commercial Buildings	<b>0</b>
<b>12</b>	Residential Alterations	<b>214,600</b>
<b>12</b>	Commercial Alterations	<b>733,440</b>
<b>4</b>	Residential Installations	<b>24,500</b>
<b>4</b>	Commercial Installations	<b>94,426</b>
<b>0</b>	Garages	<b>0</b>
<b>0</b>	Pools	<b>0</b>
<b>3</b>	Signs	<b>8,045</b>
<b>11</b>	Misc. (tents, storage trailers, relocations, sheds)	<b>1,000</b>
<b>0</b>	Demolitions or Tank Removals	<b>0</b>

**45.....Total # Building Permits**

**Total Estimated Costs of Construction.....\$ 1,076,011**

Total Estimated Costs of Construction **for FEBRUARY 2016** **\$ 813,907**

Total Estimated Costs of Construction **for FEBRUARY 2017** **\$ 1,076,011**

Total Estimated Costs of Construction **through FEBRUARY 2016** **\$ 2,755,519**

Total Estimated Costs of Construction **through FEBRUARY 2017** **\$ 5,254,782**

Total Building Permit Fees collected **for FEBRUARY 2016** **\$ 11,765**

Total Building Permit Fees collected **for FEBRUARY 2017** **\$ 16,805**

Total Building Permit Fees collected **through FEBRUARY 2016** **\$ 41,555**

Total Building Permit Fees collected **through FEBRUARY 2017** **\$ 77,380**

## PLUMBING

Mr. Steller and Mr. McDougal completed a total of **15** plumbing inspections and Mr. Steller issued **17** Plumbing permits to install **879** fixtures:

0	Hook-ups	1	Grease / Oil Separator	154	Water Closets (Toilets)
0	Piping Relocations	8	Roof Drains	32	Clothes Washers
16	Hosebibs/Sillcocks	0	Bidets	139	Dish Washers
30	Floor Drains	0	Other	27	Garbage Disposals
0	Urinals	38	Bathtubs (and Shower)	2	Laundry Tubs
2	Drinking Fountains	106	Showers (Separate)	9	Water Heaters
2	Indirect Waste	152	Sinks		
0	Water Treatment	154	Wash Basins		

Collections for plumbing permit fees in the amount of **\$ 9080** have been remitted to the Finance Department and one fourth of this amount, minus \$10 surcharge collected on each permit, has been remitted to the State as required by law. **\$ 00** in Sewer Impact Fees were Collected.

## HEALTH

The Health Inspector made the following inspections for **FEBRUARY 2017**:

**10** Health Inspections **31** Total Number of Items NOT in Compliance

The following items were found to be **NOT in Compliance**:

0	Supervision	0	Chemical Controls
0	Employee Health	0	Conformance w/Approved Procedures
0	Good Hygienic Practices	0	Safe Food & Water
5	Preventing Contamination by Hands	5	Food Temperature Control
1	Food From Approved Source	2	Food Identification
4	Protection From Contamination	6	Prevention of Food Contamination
1	PHF Time & Temperature	4	Proper Use of Utensils
0	Consumer Advisory	3	Utensils, Equipment & Vending
0	Failed Inspection	2	Physical Facilities
0	Codes	1	Training
1	Occupancy Inspections	0	Servsafe Class
0	Lodgings Inspected	0	Personnel in Class
0	Lodging Violations	0	Pools Inspected
1	Complaints	0	Pool Violations

## ELECTRICAL

The Electrical Inspector completed **62** electrical inspections total, including **12** service inspections, **43** rough inspections, and **7** final or occupancy inspections.

The Department of Planning & Development issued **30** electrical wiring permits and collected fees of **1502.25**

FEBRUARY 2016	41 Wiring Permits	2042	Fees
FEBRUARY 2017	30 Wiring Permits	1502.25	Fees

## BOARD OF APPEALS

Board of Appeals **did not meet in February 2017**.

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## OCCUPANCY CERTIFICATES - FEBRUARY 2017 - City of South Portland, Maine

DATE	ADDRESS	OWNER OR TENANT	SQ FT	BR#	USE
2/1/2017	53 Smith St (duplex w/49 Smith St)	AAAL Builders, Inc. (Dan Labrie)		2	residential unit in duplex
2/10/2017	144 Fort Rd	Kevin Sawyer		3	SFR w/att. 2-car garage (major additions/remodel)
2/10/2017	682 Broadway, 1st flr	Rusty Lantern Markets	4600		convenience FSE retail & 10 bay gas station
2/10/2017	682 Broadway, 2nd flr	Riverview Martial Arts	4700		commercial office space (educational)
2/24/2017	4 Bryant St	EC Builders LLC		3	SFR replacing demolished 2 BR SFR

DATE	OWNER OR TENANT	ADDRESS	CONTRACTOR	DESCRIPTION	COST
02/01/17	Yaz Towing <b>WITHDRAWN</b>	40 Chambers Av (51 Bowdoin Av)	tenant	land use/occupancy <b>WITHDRAWN</b>	\$0.00
02/01/17	Torrid	Maine Mall F125	tbd	tenant fitup	\$160,000.00
02/02/17	Saco Bay Physical Therapy	45 Western Av	Lutz Briggs	tenant fitup	\$205,000.00
02/03/17	Steve Porter	22 Greeley St	owner	shed	\$1,000.00
02/06/17	Carl Varney	22 Wescott Rd	Jason Walker	dormer	\$4,000.00
02/06/17	New England Life Care	600 Southborough Dr, 2nd flr	Alliance Builders	tenant refit	\$32,000.00
02/06/17	SP Housing Auth/Art of Awareness	100 Waterman Dr	SPHA	tenant fitup (2 tenant spaces)	\$75,000.00
02/06/17	Maine Bodyworks	72 Ocean St, Unit 104	owner	tenant fitup	\$15,000.00
02/06/17	Maine Bodyworks	72 Ocean St, Unit 104	owner	sign	\$300.00
02/07/17	Joey Fassett	26 Carignan Av	Shawn Tanguay	addition	\$20,000.00
02/07/17	Maine Solutions FCU	209 Western Av	Doten's Construction	tenant fitup	\$39,000.00
02/07/17	H & M (white box)	Maine Mall	Alltherm	HVACs	\$17,926.00
02/08/17	Dollar General	Maine Mall	Airtemp	HVACs	\$30,000.00
02/08/17	Verizon	2375 Broadway	Tower Res. Mgmt.	installation (renewal of permit)	\$0.00
02/10/17	Jeff Caron	63 Simmons Rd	DS Plumbing	heat / AC	\$4,500.00
02/10/17	SMCC	2 Fort Rd	Maine Cancer Foundation	tents - Twilight 5K 6/8/17	\$0.00
02/10/17	SMCC	2 Fort Rd	Maine Cancer Foundation	signs - Twilight 5K 6/8/17	\$0.00
02/10/17	SMCC	2 Fort Rd	Maine Cancer Foundation	tents - Tri for a Cure 7/23/17	\$0.00
02/10/17	SMCC	2 Fort Rd	Maine Cancer Foundation	signs - Tri for a Cure 7/23/17	\$0.00
02/14/17	Jesse Cyr	56 Myrtle Av	owner	finish basement	\$11,000.00
02/08/17	Dorrett Field	604 Highland Av	Nyah Henderson	restore bathroom	\$5,000.00
02/08/17	B Taylor & M Dorman	42 Ship Channel Rd	Craig Cooper - Rainbow	renovations	\$30,000.00
02/16/17	TAS Construction	740 Broadway, Suite 80	HVAC Services	HVAC	\$10,500.00
02/16/17	HHH1, LLC	110 Breakwater Annex	Phoenix Associates	storage addition	\$34,500.00
02/17/17	Valerie Dahl	37 Craggmere Av	DJ Small	gas heat	\$10,000.00
02/17/17	Cricket Wireless	85 Western Av	Bailey Sign	signage	\$1,245.00
02/17/17	Larry Egan	83 Mussey St	Jim Carr	chickens	\$0.00
02/17/17	Allen's Uniform	385 Main St	Patco	tenant fitup	\$28,000.00
02/17/17	Harper Method Hair	385 Main St	Patco	tenant fitup	\$16,000.00
02/17/17	Saco Bay Physical Therapy	45 Western Av	Blackbear	signage	\$6,500.00
02/17/17	Thomas Campbell	338 Ocean St	owner	renovations	\$12,000.00
02/21/17	Sobriquet LLC	58 Ocean St	Straight to Finish	egress window unit 1	\$1,400.00
02/21/17	Steve Davis, Kevin Parker	58 Sawyer St	Kevin Parker	home occupation	\$0.00
02/22/17	Alex Anastasoff	20 Alton St	owner	warehouse addition	\$40,000.00
02/22/17	Terra Nova Gorham	136 Brigham St	Tim Flannery	half bath	\$200.00
02/22/17	Marcia Gendron	342 Evans St Ext	Peter K Jones	renovations	\$30,000.00
02/22/17	SAGA Communications	420 Western Av	GJ Holden	radio station	\$87,940.00

DATE	OWNER OR TENANT	ADDRESS	CONTRACTOR	DESCRIPTION	COST
02/23/17	Megunticook Realty	983 Broadway, Units 1 & 3	Kevin Axelsen	renovations, stairwell, porch	\$75,000.00
02/23/17	EC Builders, Inc.	4 Bryant St	Mark Nigro	gas heat	\$5,000.00
02/24/17	CN Brown	334 Cottage Rd	Dan Libby	gas HVAC rooftop units (2)	\$36,000.00
02/24/17	Nick Estes	155 School St	Mark Nigro	gas heat	\$5,000.00
02/27/17	Mark Walsh	25 Ashbourne Ct	owner	kitchen & storage renovations	\$18,000.00
02/27/17	Marianne & Steve Harmon	270 Elm St	owners	convert SFR to prof. offices	\$1,000.00
02/27/17	Harbor Freight Tools	161 Western Av	owner	temp. tent	\$0.00
02/28/17	David Frye	10 Keswick Rd	owner	chickens	\$0.00
02/28/17	Richard Page	148 Breakwater Dr, Unit 1	Stephen Richard	remodel kitchen & baths	\$8,000.00
<b>TOTAL 45 PERMITS</b>		<b>\$0 APPEALS APPLICATION FEES</b>	<b>TOTAL FEES \$16,805.00</b>	<b>TOTAL EST COSTS</b>	<b>\$1,076,011.00</b>