

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 051824

PERMIT ISSUED
JAN - 1 2006
CITY OF PORTLAND

This is to certify that CLOUTIER TOOTHAKER SOC INC /n/a

has permission to Condo Conversion 5 unit

AT 58 PORTLAND ST

033 1025001

provided that the person or persons whom or whom this permit is issued to shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is rendered. 24 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Greg Cass 12-27-05

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature] 12/29/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1824	Issue Date: JAN - 1 2006	CBL: 033 1025001
Owner Address: PO BOX 4271		Phone:
Contractor Address: n/a Portland		Phone:

Location of Construction: 58 PORTLAND ST	Owner Name: CLOUTIER TOOTHAKER ASSOC	Owner Address: PO BOX 4271	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: B2b
Current Use: Residential 5 unit	Proposed Use: Condo Conversion 5 unit	Permit Fee:	Cost of Work: CEO District:
Condo Conversion 5 unit	Handwritten: <i>legal use : 5 du.</i>	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>To NFPA 101</i>	INSPECTION: Use Group: <i>7'2</i> Type: <i>5X</i> <i>12/29/05</i>
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		Signature: <i>Greg Cass</i> Date:	
Permit Taken By: dmartin	Date Applied For: 12/22/2005	Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>12/22/05</i> <i>ABU</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ABU</i>
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CERTIFICATION

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

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1825	Date Applied For: 12/22/2005	CBL: 033 I002001
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Location of Construction: 27 PARRIS ST	Owner Name: CLOUTIER TOOTHAKER ASSOC	Owner Address: P.O. BOX 4271 STATION A	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: Condo Conversion 5 unit	Proposed Project Description: Condo Conversion 5 unit
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/22/2005

Note: **Ok to Issue:**

- 1) This property shall remain as five family dwelling units. Any change of use shall require a separate permit application for review and approval.
- 2) PLEASE NOTE: Under the City's Condominium Conversion regulations, if a tenant makes a decision not to purchase their unit and also decides not to remain in the building after their notification, that tenant has the right to move without penalty. If that protected tenant is under the 80% low/moderated income limit guidelines, there is still a requirement on the owner/developer to pay that tenant relocation payments as stated in the ordinance prior to vacating the unit. That tenant has not lost any rights under this ordinance by making a choice to move and vacate their unit after notification.
- 3) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 12/29/2005

Note: **Ok to Issue:**

- 1) This is a Change of Ownership ONLY permit. It does NOT authorize any construction activities.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 12/27/2005

Note: **Ok to Issue:**

- 1) Building to comply with NFPA 101. The Life Safety Code.

All Purpose Building Permit Application

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

Location/Address of Construction: <u>58 Portland St (rear)</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>1250</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>23</u> Block# <u>I</u> Lot# <u>25</u>	Owner: <u>Cloutier Toothaker Assoc Inc</u>	Telephone: <u>774-5358 X25</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Cloutier Toothaker Associates, Inc</u> <u>200 High St</u> <u>Portland, ME 04101 774-5358 X25</u>	Cost Of Work: \$ _____ Fee: \$ <u>1125.00</u>
Current use: <u>5 Family</u>		
If the location is currently vacant, what was prior use: <u>5 Family</u>		
Approximately how long has it been vacant: <u>since Oct 2005</u>		
Proposed use: <u>5 Family condo conversion</u>		
Project description: <u>4 - 1 bedrooms 1 - 2 bedroom</u>		
Contractor's name, address & telephone: <u>Crandall Toothaker</u>		
Who should we contact when the permit is ready: <u>" "</u> <u>252-6264</u>		
Mailing address: <u>200 High St</u> <u>Portland, ME 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>252-6264</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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

Signature of applicant: Crandall K. Toothaker President Date: 12/21/05
Cloutier Toothaker Associates

This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Not in Historic District

DEPT OF BUILDING INSPECTION
CITY OF PORTLAND, ME
DEC 21 2005
RECEIVED

Submit with Condominium Conversion Permit **Application**

Project Data:

Address: 58 Portland Street Building is vacant

C-B-L: 33-J-25

Number of Units in Building: 5

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 Roxanne Gram vacated	10/31/05	(bought house in Scarborough)		
Unit 2 DANIEL Coffey JR vacated	5/31/05	moved to 56 Exchange St #41		
Unit 3 Elizabeth Chur / William Chur	vacated 5/31/05	moved to 840 Cole St #2 San Francisco CA 94117		
Unit 4 Soumeymane Soumahard	5/31/05	needed larger apt. moved to our building at 111 Sherman St		
Unit 5 Alan Mitchell Mr + Mrs wife did not want to do stairs any longer.	vacated 7/31/05	moved into larger apt (our building)		
Unit 6				
Unit 7				
Unit 8				

unit 4
unit 5

If more units. submit same information on all units . also 27-29 Paris Street

Length of time building owned by applicant since 1994

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit?

YES _____ NO (check one)

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

\$ _____ Exterior walls, windows, doors, roof

\$ _____ Insulation

\$ _____ Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ _____ Other (specify)

Dear Marge:

Three of the units in this building have been vacant since May 31, 05. We have furnished these units (all with new furnishings and each apt shall receive a new car also \$139,900 ea. We are trying to do our share



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

001-783

DEC 18 1986

ZONING LOCATION

PORTLAND, MAINE

DEC. 16, 1986

City of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinances of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 58 Portland St.

Fire District #1 #2
Telephone 871-8953

1. Owner's name and address

Portland Parris St. Assoc. - 47 Portland St.

Telephone

2. Lessee's name and address

Dambria/Plaso - 47 Portland St.

Telephone

3. Contractor's name and address

Proposed use of building 5 family

No. of sheets

Last use 4 family

No. families

Material

No. stories

Heat

Style of roof

Roofing

Other buildings on same lot

Estimated contractual cost \$ 67,000

Appeal Fees

Base Fee

Late Fee ch. of use

TOTAL

355.00

25.00

380.00

FIELD INSPECTOR—Mr.

@ 775-5451

Stamp of Special Conditions

Change of use from 4 to 5 families with new unit on 3rd floor - alterations

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? YES

Is any electrical work involved in this work? YES

Is connection to be made to public sewer? existing

Is not what is proposed for sewer?

Has septic tank notice been sent?

Form notice sent?

Height average grade to top of plate

Height average grade to highest point of roof

Size front depth

No. stories

solid or filled land

earth or rock?

Material of foundation

Thickness top

bottom

cellar

Kind of roof

Rise per foot

Roof covering

No. of chimneys

Material of chimney

lining

Kind of heat

fuel

Framing Lumber—Kind

Dressed or full size

Corner posts

Sills

Size Girder

Columns under girder

Size

Max. on centers

Sludg (outside walls and carrying partitions) 2, 4, 16" O. C. Bridging in every floor and flat roof span over 8 feet

Joists and rafters

1st floor

2nd

3rd

roof

On centers

1st floor

2nd

3rd

roof

Maximum span

1st floor

2nd

3rd

roof

If one story building with masonry walls, thickness of walls

height

USE OF GARAGE

No. cars now accommodated on same lot

to be accommodated

Number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will you require all plumbing to be on public street?

ZONING

BUILDING CODE

Will the applicant be in charge of the above work, person competent to see that the State and City requirements pertaining thereto are followed?

Fire Dept.

Health Dept.

Others

Signature of Applicant

Phone #

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

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

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

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

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

<u>WA</u>	Footing/Building Location Inspection:	Prior to pouring concrete
<u>WA</u>	Re-Bar Schedule Inspection:	Prior to pouring concrete
<u>N/A</u>	Foundation Inspection:	Prior to placing ANY backfill
<u>N/A</u>	Framing/Rough Plumbing/Electrical:	Prior to any insulating or drywalling
<input checked="" type="checkbox"/>	Final/Certificate of Occupancy:	Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

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

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

1/3/06
Date

[Signature]
Signature of Inspections Official

1/3/06
Date

CBL 33-2-25 Building Permit # 05/1824