

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

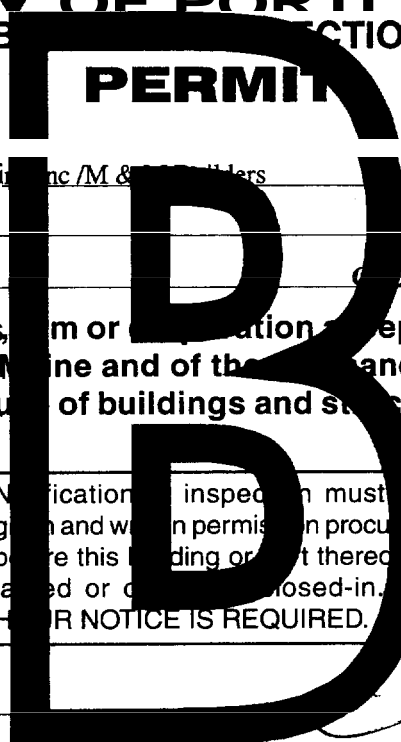
CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 041299

Please Read Application And Notes, If Any,



This is to certify that Community Housing Of Maine Inc /M & S Builders

has permission to interior renovations

AT 12 Dalton St City of Portland 431 J003001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

- Fire Dept
Health Dept.
Appeal Board
Other Department Name

Handwritten signature and date 9/1/04
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: 04-1299	Issue Date:	CBL: 431 J003001
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Location of Construction: 12 Dalton St	Owner Name: Community Housing Of Maine Inc	Owner Address: 309 Cumberland Ave #203	Phone:
Business Name:	Contractor Name: M & M Builders		
Lessee/Buyer's Name	Phone:		

Past Use: single family	Proposed Use: single family - interior renovations	Permit Fee: \$318.00	Cost of Work: \$33,000.00	CEO District: 4
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Proposed Project Description: interior renovations	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB
	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

Permit Taken By: tmm	Date Applied For: 09/01/2004	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 9/1/04	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: 9/1/04
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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: 04-1299	Date Applied For: 09/01/2004	CBL: 431 5003001
------------------------------	--	----------------------------

Location of Construction: 12 Dalton St	Owner Name: Community Housing Of Maine Inc	Owner Address: 309 Cumberland Ave #203	Phone:
Business Name:	Contractor Name: M & M Builders	Contractor Address: 16 Tenney Street Yarmouth	Phone (207) 846-0774
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	
Proposed Use: single family - interior renovations		Proposed Project Description: interior renovations	

Dept: Building**Status:** Approved**Reviewer:** Tammy Munson**Approval Date:** 09/01/2004**Note:****OktoIssue:**

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.

- | | | |
|-------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> | Footing/Building Location Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> | Re-Bar Schedule Inspection: | <u>Prior to pouring concrete</u> |
| <input checked="" type="checkbox"/> | Foundation Inspection: | Prior to placing ANY backfill |
| <input checked="" type="checkbox"/> | 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

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

Xael Ag
Signature of Applicant/Designee

Date 9/1/04

Signature of Inspections Official

Date

CBL: 431-J-3

Building Permit #: 04-1299

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	431 J003001
Location	12 DALTON ST
Land Use	TWO FAMILY
Owner Address	COMMUNITY HOUSING OF MAINE INC 309 CUNBERLAND AVE #203 PORTLAND ME 04101
Book/Page	20725/234
Legal	431-J-3 DALTON ST 12
	3840 SF

Valuation Information

Land	Building	Total
\$26,360	\$106,570	\$132,930

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1906	Gambrel	2	2056	0.088	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	2		2	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
SHED-NETAL	1	1985	8X9	D	A

Sales Information

Date	Type	Price	Book/Page
12/31/2003	LAND + BLDING	\$250,000	20725-234
09/27/1999	LAND + BLDING	\$30,000	15069-036

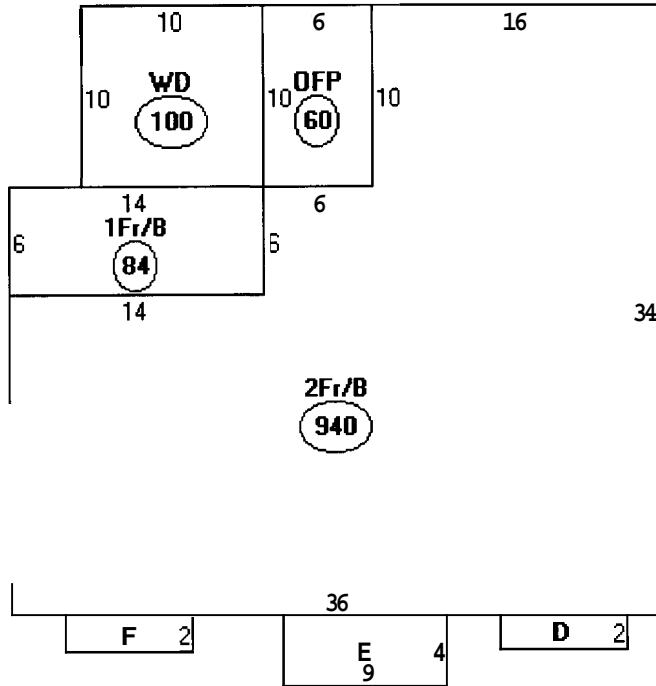
Picture and Sketch

[Picture](#) [Sketch](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!



Descriptor/Area

- A: 2Fr/B
940 sqft
- E: 1Fr/B
24 sqft
- C: OFF
60 sqft
- D: 2Fr/B
14 sqft
- E: 1Fr/OP
36 sqft
- F: 2Fr/B
14 sqft
- G: WD
100 sqft



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,

Total Square Footage of Proposed ^{EXIST &} Structure		Square Footage of Lot 3,840 \square FT.
Tax Assessor's Chart, Block & Lot Chart# <u>431</u> Block# <u>J</u> Lot# <u>3</u>	Owner: <u>COMMUNITY HOUSING OF MAINE</u> <u>309 CUMBERLAND AVE.</u> <u>#203 PORTLAND, ME 04101</u>	Telephone: <u>207-879-6349</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>M&M INDUSTRIES</u> <u>33 CHAPEL ST #1</u> <u>SOUTH PORTLAND, ME</u>	cost Of Work: \$ <u>33,010</u> Fee: \$ <u>318</u>
If the location is currently vacant, what was prior use: <u>2 FAMILY RESIDENTIAL</u> Approximately how long has it been vacant: <u>8 MONTHES</u> Proposed use: <u>RESIDENTIAL / GROUP HOME / SINGLE FAMILY</u> Project description: <u>ADDITION OF CLOSETS & RECONFIGURATION OF FLOOR LAYOUT / GENERAL RENOV</u>		
Contractor's name, address & telephone: <u>M&M INDUSTRIES</u> <u>207-325-4875</u>		
Who should we contact when the permit is ready: <u>M&M</u>		
Mailing address: <u>AS ABOVE</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:		

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:	Date: <u>8/31/09</u>
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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

Prev: Chapter 187 §4357
 Next: Chapter 187 §4358

Download Chapter 187
 PDF, Word (RTF)

Download Section 4357-A
 PDF, Word (RTF)

Statute Search

Maine Law

Disclaimer

Revisor's Office

Maine Legislature

Part 2: MUNICIPALITIES (HEADING: PL 1987, c. 737, Pt. A, @2 (new))
Subpart 6-A: PLANNING AND LAND USE REGULATION (HEADING: PL 1989, c. 104, Pt. A, @45 (new))

Subchapter 3: LAND USE REGULATION (HEADING: PL 1989, c. 104, Pt. A, @45 (new))

§4357-A. Community living arrangements

1. Definitions. As used in this section, unless the context indicates otherwise, the following terms have the following meanings.

A. "Community living arrangement" means a housing facility for **8** or fewer persons with disabilities that is approved, authorized, certified or licensed by the State. A community living arrangement may include a group home, foster home or intermediate care facility. [1997, c. 442, §2 (new).]

B. "Disability" has the same meaning as the term "handicap" in the federal Fair Housing Act, 42 United States Code, Section 3602. [1997, c. 442, 92 (new) .]
 [1997, c. 442, 92 (new) .]

2. Single-family use. In order to implement the policy of this State that persons with disabilities are not excluded by municipal zoning ordinances **from** the benefits of normal residential surroundings, a community living arrangement is deemed a single-family use of property for the purposes of zoning. [1997, c. 442, 92 (new) .]

Section History:

PL 1997, Ch. 442, 92 (NEW).

The Revisor's Office cannot provide legal advice or interpretation of Maine law to the public. If you need legal advice, please consult a qualified attorney.

Office of the Revisor of Statutes
 7 State House Station
 State House Room 108
 Augusta, Maine 04333-0007

This page created on: 2003-11-09

Curtis Walter Stewart
A r c h i t e c t s

434 Cumberland Avenue
Portland ME 04101-2325

Phone: 207.774.4441
Fax: 207.774.4016

Addendum 01

Date: **March 31,2004**

To: All Bidding General Contractors
From: Ben Walter, CWS Architects
Regarding: **12 Dalton Street Renovations – Bidding Documents**
Subject: **Addendum 01**

The following addendum items apply to the project known as the **12 Dalton Street Renovations** located in Portland, Maine.

General Notes:

1. Work on this project is NOT exempt from sales tax.

Modify the Contract Documents including 1) the Project Manual and Specifications dated January **29,2003** and 2) the Drawings dated **January 29,2003** as follows:

Bidding and Contract Documents and Basic Requirements:

1. Bid Date – Sealed bids are due at the Portland office of **CWS Architects** no later than **2:00 PM on Tuesday, April 6,2004** at which time they will be opened and read aloud. A bid form is attached.
2. There shall be a 10% retainage on all progress payments made to the Contractor during construction.

Architectural Items:

3. Please note that details 1 and 2, Sheet F1.1 indicate ‘field verify’ for the height of the concrete shoring. It is the intention of the documents to provide shoring to the height of the lowest wood structural member at the area of reinforcement. Therefore the concrete will cover both the stone and the brick portions of the existing foundations. Existing windows shall be bonded out and maintained.
4. Contractor’s option: At window “A” required for egress sized replacement - the contractor may replace the window with a CASEMENT window with a ‘simulated double-hung’ exterior mullion in the existing opening, provided the window meets egress requirements and presents a suitable appearance on the building, as approved by architect. (Available through Paradigm – other manufacturers may qualify.)
5. Provide “Closet-Maid” rods and shelving at all new and existing bedroom closets, installed at 60” above finished floor.
6. Provide Add-Alternate #1: Pricing to replace carpet and pad in two 2nd floor bedrooms.

7. Provide Add-Alternate #2: Pricing to insulate basement walls as per attached sketches SKA-1 and SKA-2.
8. Install 1 ½" o.d. fir handrails (paint finish) at both sides of rear stairs and front entrance porch stairs. Provide brass handrail brackets and return handrail ends to wall.
9. Install 1 ½" o.d. fir handrail at WALL side of front stairs. Provide brass handrail brackets and return handrail ends to wall. Raise existing guard-rail to 42" a.f.f. with new newel posts and balusters to match existing.
10. Clarification: the owner shall retain ownership of all removed appliances.
11. Provide new closet with painted GWB ceiling/roof below 'beams' in bedroom adjacent to laundry. Relocate CATV jack and light switch to new closet walls. See attached sketch SKA-3.
12. Provide an 8'x6' area of poly-encapsulated R-25 (minimum) insulation batts over pull-down attic access stair.
13. Provide (1) One Stanley CD921 Key-locking Safety Hasp at fold-down attic access stair.

Mechanical

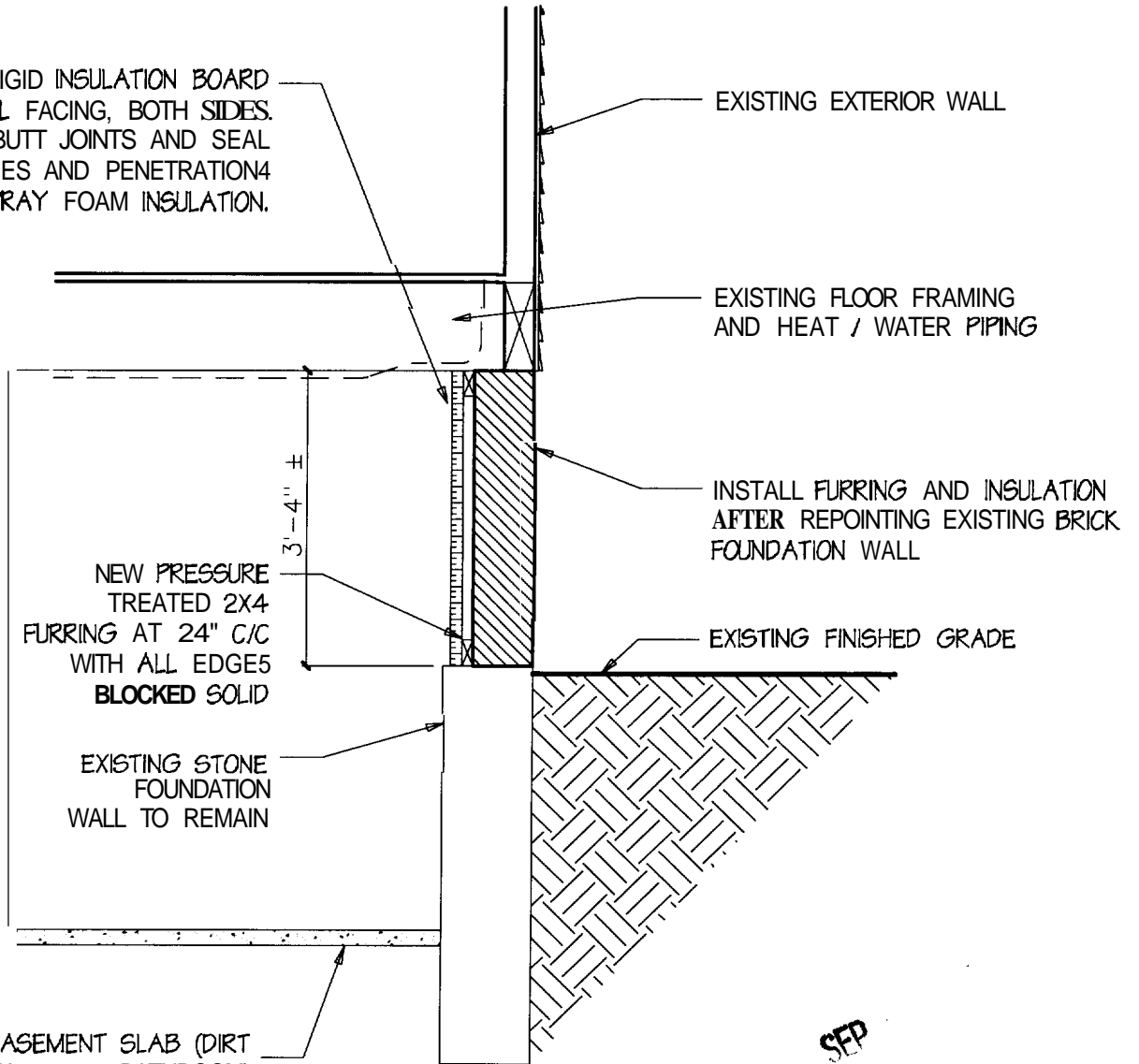
14. Relocate first floor thermostat to in interior wall in the area of the kitchen hallway.
15. Provide 1/2" AP Annaflex Pipe Insulation (flexible elastomeric thermal insulation) wrap at all exposed heat (PEX) and water (copper) lines throughout basement area.

End of Addendum 01

Attachments: Bid Form
 SKA-1
 SKA-2
 SKA-3

SEP

NEW 2' RIGID INSULATION BOARD WITH FOIL FACING, BOTH SIDES. TAPE ALL BUTT JOINTS AND SEAL ALL EDGES AND PENETRATIONS TIGHT WITH SPRAY FOAM INSULATION.



EXISTING BASEMENT SLAB (DIRT FLOOR AT AREA UNDER BATHROOM)

SEP



454 Cumberland Avenue
Portland, ME 04101
Phone: (207)774-4441
Fax: (207)774-4016
www.CWSarch.com

Owner:
Community Housing Of Maine
309 Cumberland Avenue, #203
Portland, ME 04101-4820

Project:
**12 Dalton St.
Renovations**
Portland, Maine

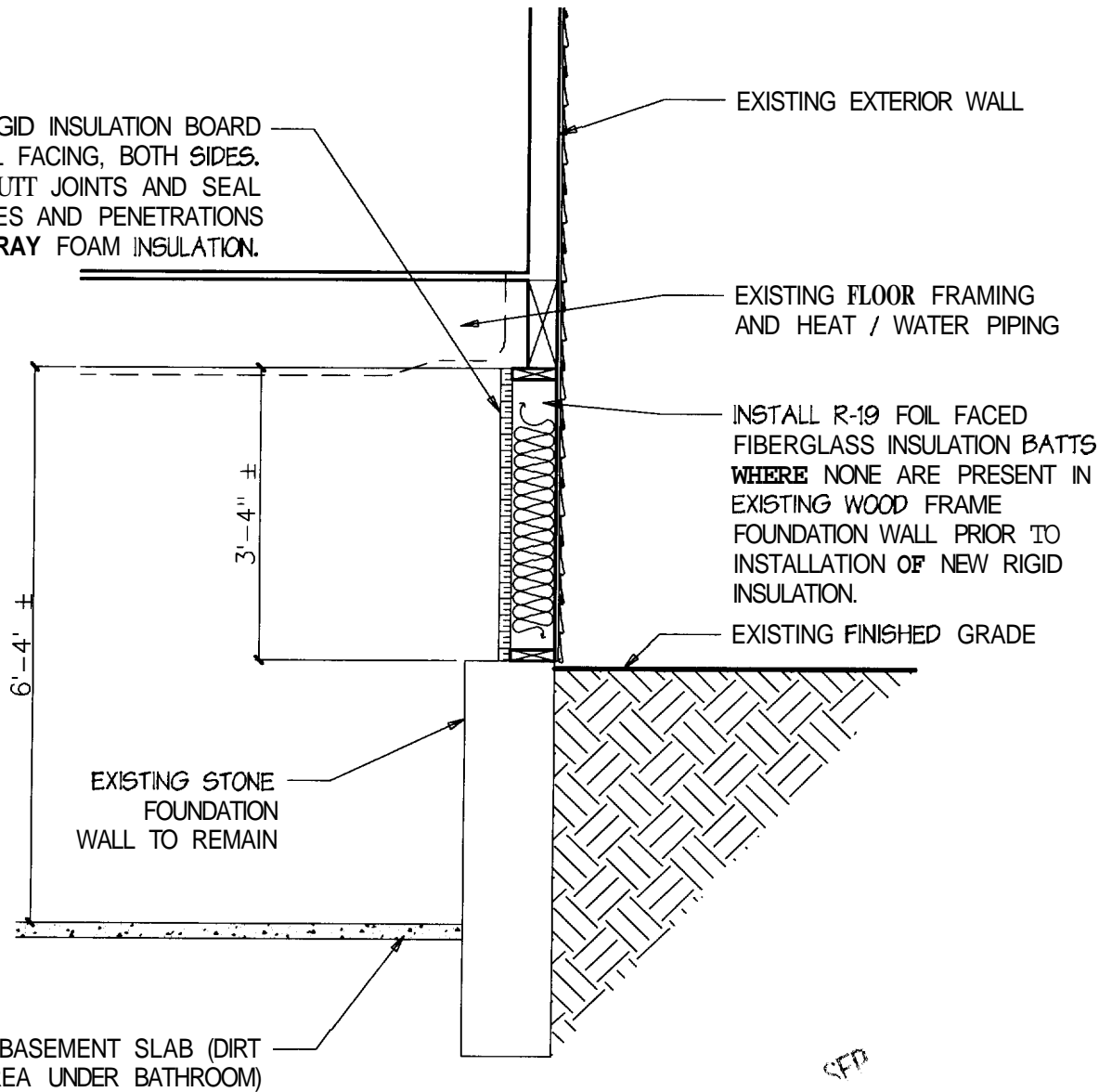
Project No: 03430

Drawing Title:
**FOUNDATION
INSULATION**

Scale: 1/2" = 1' - 0"
Date: 03/31/04
Revised:

Drawing Number:
SKA-1

NEW 2" RIGID INSULATION BOARD WITH FOIL FACING, BOTH SIDES. TAPE ALL BUTT JOINTS AND SEAL ALL EDGES AND PENETRATIONS TIGHT WITH **SPRAY** FOAM INSULATION.



EXISTING BASEMENT SLAB (DIRT FLOOR AT AREA UNDER BATHROOM)



454 Cumberland Avenue
Portland, ME 04101
Phone: (207)774-4441
Fax: (207)774-4016
www.CWSarch.com

Owner:
Community Housing Of Maine
308 Cumberland Avenue, #205
Portland, ME 04101-4920

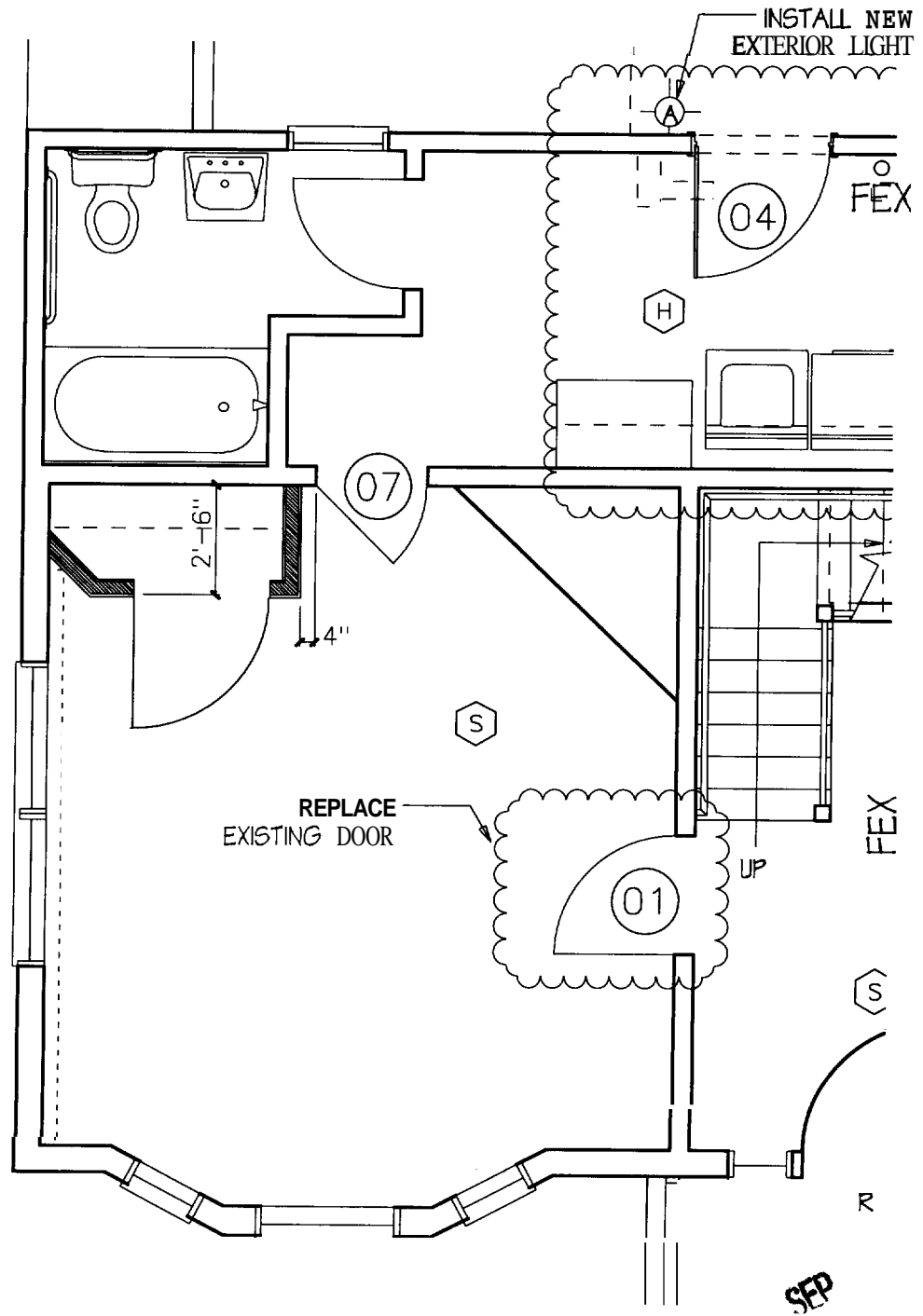
Project:
**12 Dalton St.
Renovations**
Portland, Maine

Project No: 05430

Drawing Title:
**FOUNDATION
INSULATION**

Scale: 1/2" = 1' - 0"
Date: 03/31/04
Revised:

Drawing Number:
SKA-2



434 Cumberland Avenue
 Portland, ME 04101
 Phone: (207)774-4441
 Fax: (207)774-4016
 www.CWSArch.com

Owner:
 Community Housing Of Maine
 309 Cumberland Avenue, #203
 Portland, ME 04101-4920

Project:
12 Dalton St.
Renovations
 Portland, Maine

Project No: 03.430

Drawing Title:
BEDROOM
CLOSET
 Scale: 1/2" = 1'-0"
 Date: 03/31/04
 Revised:

Drawing Number:
SKA-3