

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that Group Main Stream Inc.

Located At 2 FULLER ST

Job ID: 2012-06-4239-ALTR

CBL: 180- A-001-001

has permission to Interior Renovations/ Enlarge Bathroom 1st floor for ADA Compliance (Single Family Residence).  
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of  
the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of  
the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured  
before this building or part thereof is lathed or otherwise  
closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner  
before this building or part thereof is occupied. If a  
certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

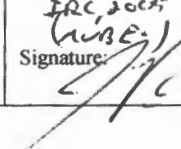
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

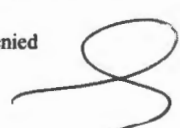
06/18/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-06-4239-ALTR	Date Applied: 6/13/2012	CBL: 180- A-001-001	
Location of Construction: 2 FULLER ST / 205 window	Owner Name: GROUP MAIN STREAM INC.	Owner Address: PO BOX 1280 WESTBROOK, ME 04092	Phone: 523-5170
Business Name:	Contractor Name: Custom Built Homes of Maine - Danny McCarthy	Contractor Address: P.O. Box 10127 Portland, ME 04104	Phone: 838-5158
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALT	Zone: R-3
Past Use: Single Family Handicap Dwelling Unit with accessory offices	Proposed Use: Same: Single Family Handicap Dwelling Unit with accessory offices - to make an existing bathroom handicap accessible with structural changes	Cost of Work: \$20,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB IRC 2005 (NBE) Signature: 
Proposed Project Description: Interior Renovations/ Enlarge Bathroom 1st floor		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie	<b>Zoning Approval</b>		
<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 informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>6/13/12</i>	<b>Zoning Appeal</b> <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	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist 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: 
	<b>CERTIFICATION</b>		

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	PERMIT
RESPONSIBLE PERSON IN CHARGE OF WORK. TITLE			PERMIT

6-25-12 DWM Owen Dave 799-2228 close-in OK

**PLANNING / DESIGN ASSOCIATES**  
**RESIDENTIAL / COMMERCIAL / RECREATIONAL DESIGN SERVICES**

ARCHITECTURAL DESIGNERS  
CONSULTING ENGINEERS  
SITE PLANNERS  
LAND DEVELOPMENT CONSULTANTS  
9 ALEXANDER DRIVE, WINDHAM, ME P/P 207-892-2640 C 776-1761

**TRANSMITTAL**

DATE: 7 / 2 / 2012

TO: DANNY MCCARTHY  
FROM: FRED PANICO  
FAX NO. \_\_\_\_\_

PROJECT: 205 LUDLOW STREET RENOVATIONS, PORTLAND

AS REQUESTED XXX

FOR YOUR INFORMATION

REPLY REQUESTED

DANNY,

IN RESPONSE TO YOUR QUESTION CONCERNING THE HORN / STROBE DEVICE IN THE ACCESSIBLE TOILET ROOM, IT IS REQUIRED BY THE STATE FIRE MARSHALS OFFICE AS PART OF THE ACCESS PERMIT REVIEW PROCESS.

~~SINCERELY~~

  
FRED PANICO  
DESIGN PARTNER

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Close In Elec/Plmb/Frame prior to insulate or gypsum
2. Final Inspection

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

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-06-4239-ALTR

Located At: 2 FULLER ST

CBL: 180- A-001-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain a single family handicap dwelling unit with accessory offices. Any change of use shall require a separate permit application for review and approval.

### **Fire**

1. State Fire Marshal's Office is allowing a conditional approval pending their review; please contact them at (207) 626-3880.

### **Building**

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
3. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
4. Mechanical or natural ventilation is required in the bathroom.
5. See attached documentation for bathroom fixture clearances and headroom requirements.
6. Note: Engineer is requesting field inspection prior to Close-In.

2012-06-4239 AHC P.P.D

R-3



# General 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>205 Ludlow</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>9413</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>180-</u> Block# <u>A</u> Lot# <u>1a2</u>	Applicant: (must be owner, lessee or buyer) Name <u>Group Main St. INC</u> Address <u>P.O. Box 1280</u> City, State & Zip <u>Westbrook ME</u>	Telephone: <u>523-5170</u>
Lessee/DBA	Owner: (if different from applicant) Name <u>Group Main St. INC</u> Address <u>P.O. Box 1280</u> City, State & Zip <u>Westbrook ME 04092</u>	Cost of Work: \$ <u>20,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>220</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>same</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Interior Bath/change walls</u>		
Contractor's name: <u>Custom Built Homes of Maine</u> Email: <u>Danny@BHAMeYhdoo.com</u> Address: <u>P.O. Box 10127</u> City, State & Zip <u>Portland ME 04104</u> Telephone: _____ Who should we contact when the permit is ready: <u>Danny McCarthy</u> Telephone: <u>838-5158</u> Mailing address: <u>same</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 215 City Hall or call 874-8703.

and 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: [Signature] Executive Director Date: 6/13/2011

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

RECEIVED  
JUN 13 2012  
Dept of Building Inspections  
City of Portland Maine

Jessica Irish

Assessor's Office 389

City: 11000 Parcel ID: 180A001001

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:**

**Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

**CBL** 180 A001001  
**Land Use Type** BENEVOLENT & CHARITABLE  
**Property Location** 2 FULLER ST  
**Owner Information** GROUP MAIN STREAM INC  
 205 LUDLOW ST  
 PORTLAND ME 04102

**Book and Page**  
**Legal Description** 180-A-1-2  
 FULLER ST 2-8  
 LUDLOW ST 205  
 9598 SF

**Acres** 0.22

Single Story  
Cronin, Waltz doing plumbing

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	25424	<b>OWNER OF RECORD AS OF APRIL 2011</b>	GROUP MAIN STREAM INC
<b>LAND VALUE</b>	\$92,000.00	<b>205 LUDLOW ST</b>	PORTLAND ME 04102
<b>BUILDING VALUE</b>	\$152,800.00		
<b>BENEVOLENT AND CHARITABLE</b>	(\$244,800.00)		
<b>NET TAXABLE - REAL ESTATE</b>	\$0.00		
<b>TAX AMOUNT</b>	\$0.00		

elderly  
custom home - DAN

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



**Building Information:**

<b>Building 1</b>	
<b>Year Built</b>	1952
<b>Style/Structure Type</b>	RANCH
<b># Stories</b>	1
<b># Units</b>	1
<b>Bedrooms</b>	6
<b>Full Baths</b>	2
<b>Half Baths</b>	1
<b>Total Rooms</b>	11
<b>Attic</b>	NONE
<b>Basement</b>	PART
<b>Square Feet</b>	2264



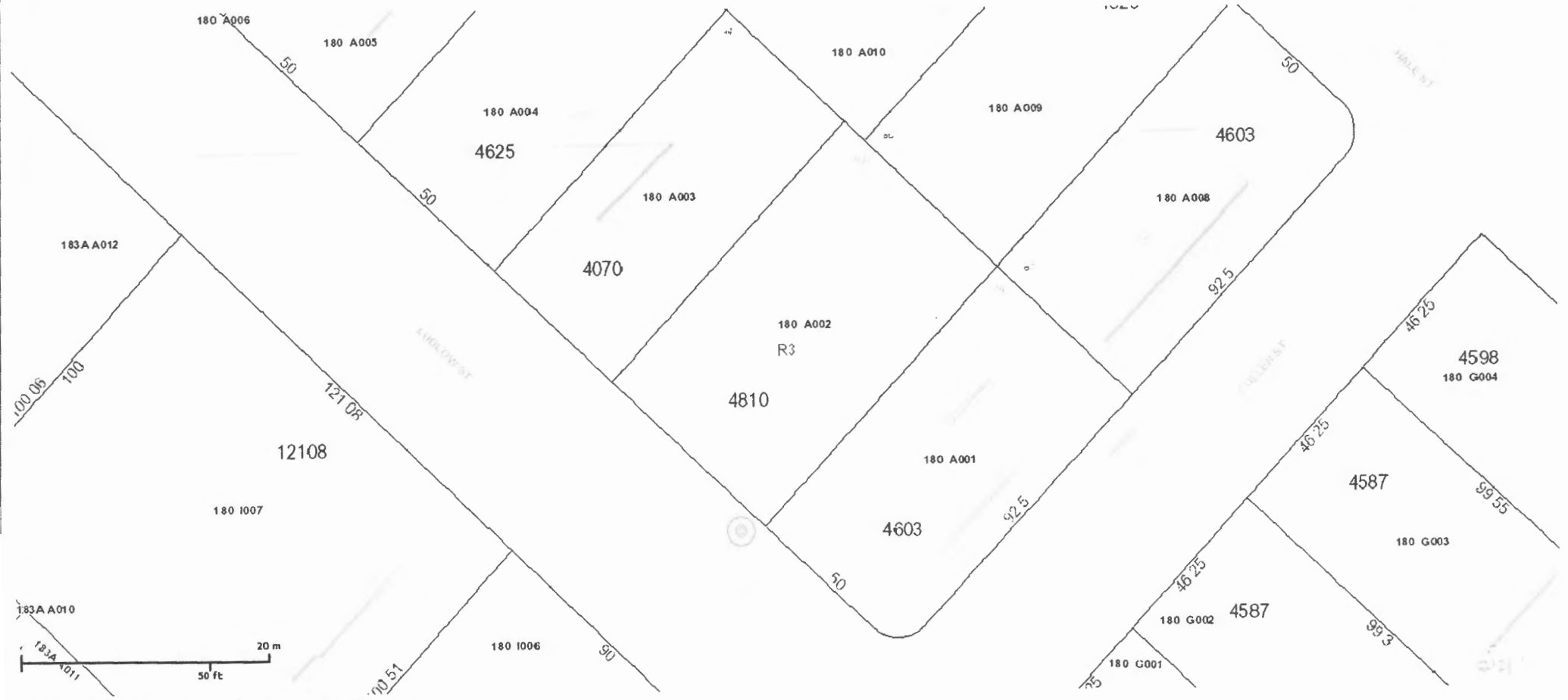
[View Sketch](#)      [View Map](#)      [View Picture](#)

[New Search!](#)

Don Peterson



# 205 Ludlow



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City of Portland, Maine  
Memorandum

To: Marge Schmuckal, Zoning Administrator

From: Mary P. Davis, Loan Officer

Subject: Verification of Legal Number of Units

Date: ~~3/20/2001~~ 5/3/01

C-B-L- Number: 180-A-001

We have received an application for housing assistance for the property located at:  
2 Fuller St (205 Ludlow St)

The applicant's name is: Group Main Stream Inc.

In completing the application the applicant has indicated that the number of units currently in use at this property is 1.

Please verify that the number of units are legal under the current code.

Yes, the number of units are legal.

No, the number of units do not coincide with City records or the Land Use Code. According to City records the legal number of units for this property is \_\_\_\_\_.

The property is a single family dwelling.

Verified By: Marge Schmuckal Title: Zoning Admin

5/24/01