

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

## BUILDING INSPECTION PERMIT

Permit Number: 080212

PERMIT ISSUED

MAR 10 2008

This is to certify that LOW ANNA M & BENJAMIN S LOW ITS/Caron & Waltz

has permission to install bathroom in existing space - first floor

AT 520 BRIGHTON AVE

185 F001001

provided that the person or persons who perform or supervise the work in accepting this permit 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 services are closed-in. 4 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. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Thomas H. Workley* 3/7/08  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



# 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>520 BRIGHTON AVE</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>ANNA + BENJAMIN LOW</u> Address <u>520 BRIGHTON AVE</u> City, State & Zip <u>PORTLAND ME</u>	Telephone: <u>3479921</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? Proposed Specific use: <u>CLOSET INTO BATHROOM (sink &amp; toilet only)</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>↗</u>		
Contractor's name: <u>CARON &amp; WALTZ</u> Address: <u>PO BOX 2400, 321 LINCOLN ST.</u> City, State & Zip <u>S. PORTLAND ME 04116</u> Telephone: <u>799.2228</u> Who should we contact when the permit is ready: <u>ANNA LOW</u> Telephone: <u>3479921</u> Mailing address: <u>see above</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 315 City Hall or call 874-8703.

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.

MAR 7 2008

Signature: [Signature] Date: 3/7/08

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

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

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

Permit No: 08-0212	Issue Date:	CBL: 185 F001001
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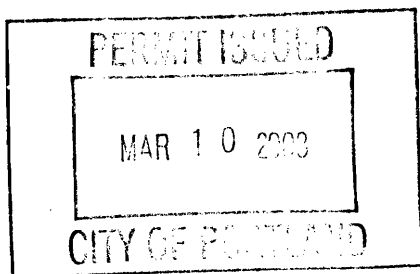
Location of Construction: 520 BRIGHTON AVE	Owner Name: LOW ANNA M & BENJAMIN S L	Owner Address: 520 BRIGHTON AVE	Phone:
Business Name:	Contractor Name: Caron & Waltz	Contractor Address: 321 Lincoln Street South Portland	Phone: 2077992228
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone:

Past Use: Single Family Home	Proposed Use: Single Family Home - install bathroom in existing space - first floor	Permit Fee: \$40.00	Cost of Work: \$2,000.00	CEO District: 3
Proposed Project Description: install bathroom in existing space - first floor		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i>  <i>IRC 2003</i>	
		Signature:	Signature: <i>Jm 3/7/08</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 03/07/2008	<b>Zoning Approval</b>		
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- 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..

<b>Special Zone or Reviews</b> <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: <i>3/2/08 Jm</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 Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" 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 <i>1</i> Date: <i>Jm 3/2/08</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

<b>Permit No:</b> 08-0212	<b>Date Applied For:</b> 03/07/2008	<b>CBL:</b> 185 F001001
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<b>Location of Construction:</b> 520 BRIGHTON AVE	<b>Owner Name:</b> LOW ANNA M & BENJAMIN S L	<b>Owner Address:</b> 520 BRIGHTON AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Caron & Waltz	<b>Contractor Address:</b> 321 Lincoln Street South Portland	<b>Phone</b> (207) 799-2228
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - install bathroom in existing space - first floor	<b>Proposed Project Description:</b> install bathroom in existing space - first floor
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 03/07/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 03/07/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			
2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.			



# Same-Day Permitting

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects.

**This permitting program applies only to existing single family homes not located within a historic district or shoreland zone.**

## Eligible Projects

Please submit a complete application with the required plans

- Interior non structural projects (i.e. Adding closets, bathrooms, changing floor plans, kitchen remodels)
- Repairs to existing decks, porches and stairs that meet current zoning setbacks
- Adding or replacing windows and doors (not to include bay windows)
- Sheds less than 100 sq. ft.
- One story open entry/porch, 50 sq. ft. or less with maximum 6 ft. projection from the principal structure
- Chimney installation (NFPA 211 disclosure statement required)
- Propane tanks
- Heating Appliances (i.e. HVAC systems, gas inserts/monitors, wood/pellet stoves)
- Bulkheads 50 sq. ft. or less with maximum of 2 ft. in height (low profile)

Inspections are still required per City Code of Ordinance.

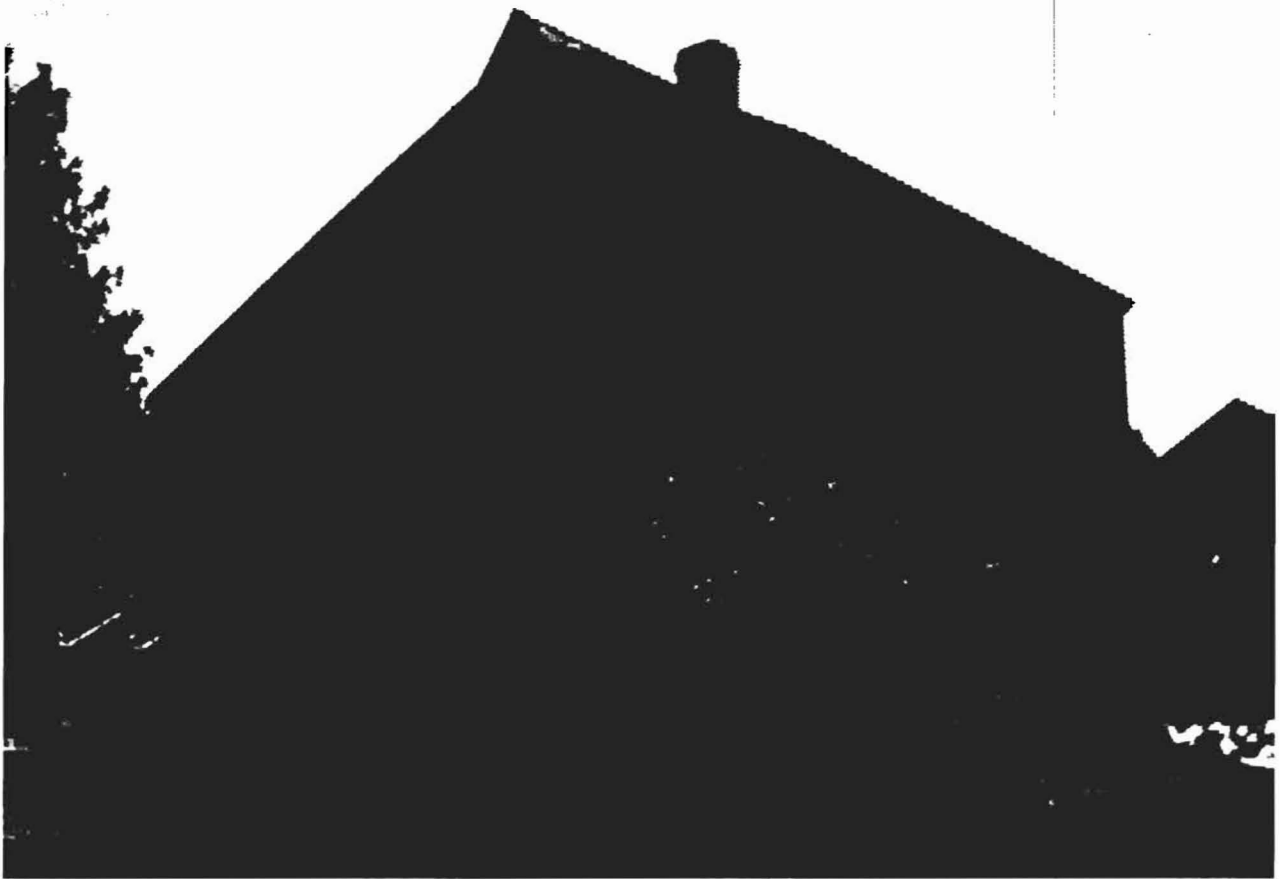
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant: 	Date: 3/7/08
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This is not a permit; you may not commence ANY work until the permit is issued.

MAR - 7 2008





Since 1958

# The Home Team CARON & WALTZ

P.O. Box 2400, 321 Lincoln Street  
South Portland, Maine 04116-2400  
207-799-2228 1-800-339-9888  
FAX 207-799-7816

our copy

Mr. Benjamin Low  
520 Brighton Ave  
Portland, Maine 04102

February 13, 2008

Dear Benjamin and Annie:

total 2936

deposit on 2/19

979.00

Caron and Waltz is pleased to present the following proposal for electrical work at your home on Brighton Ave in Portland. The scope of the electrical work to be completed is as follows.

1. Basement \$1193

- a. Install GFCI receptacle at work bench on one dedicated 20-amp circuit.
- b. Install single 20-amp receptacle at freezer directly across from work bench on one dedicated 20-amp circuit.
- c. Install single 20-amp receptacle at freezer to left of closet door at the base of stairs on one dedicated 20-amp circuit.
- d. Install two double duplex GFCI Protected receptacles on one dedicated 20-amp circuit. One will be located roughly 10 feet to left of receptacle in item C. The other will be located roughly 20 feet to the left of receptacle in item C.
- e. Install one double duplex GFCI protected receptacle to the right of sink on one dedicated 20-amp circuit.
- f. Install one dedicated 20-amp feed for dishwasher and disposal.
- g. Rewire and GFCI protect the existing two double duplex receptacles in darkroom using existing circuit.
- h. Install customer provided pull chain ceiling light in dark room taking power from same circuit in item G.
- i. Clean up wiring to two centrally locate ceiling lights and replace with customer provided replacements.
- j. Remove and dead end three loose hanging wires in the area underneath the stairs.
- k. In the process of installing items C, D, E, and F we will disconnect the three old Romex fed square boxes on walls containing receptacles.
- l. Disconnect the old doorbell system in basement in the area of closet. Customer is using a different system that doesn't need the old wiring? Ultimately customer doesn't want to see the loose low voltage wires in this area just hanging around. We will dead end and make safe.
- m. Get rid of the old switches and cord connected light in dark room.
- n. The above listed work will use six of the current nine extra spaces in your circuit breaker box.
- o. All receptacles will be located roughly 4 feet from the floor. Each receptacle will be mounted inside a metal box with EMT metal conduit to sleeve wires to each box up the wall to where they can leave pipe and be stapled across ceilings up high.



Since 1958

**The Home Team**  
**CARON & WALTZ**

P.O. Box 2400, 321 Lincoln Street  
South Portland, Maine 04116-2400  
207-799-2228 1-800-339-9888  
FAX 207-799-7816

2. 1<sup>st</sup> Floor Bathroom \$1743

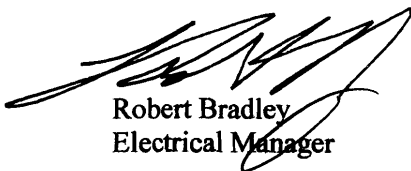
- a. Install dedicated 20-amp circuit to bathroom.
- b. Install customer provided wall hung vanity light controlled by one single pole switch.
- c. Install GFCI receptacle adjacent to the vanity.
- d. Provide and install a wall mount exhaust fan controlled by one single pole switch. Venting for fan will go thru the floor, across the basement, and to the nearest exterior point of house to be terminated with a vent cap.
- e. Customer will need to provide corner chase to left of toilet. Measured 16" from each wall to corner.
- f. Customer will need to open lower part of wall to left of toilet and to left of door just inside bathroom.
- g. Supply and install electric floor heat with GFCI protected thermostat. Mat will be put down before tiling by others is started.

Our technicians are licensed and fully insured. All work will be performed according to local and state codes. Our workmanship is warranted and backed by 47 years of service.

Terms will be 1/3 deposit on all jobs over \$1000 and full payment due upon completion. Above-mentioned quote is good for 30 days from the date hereof. You may acknowledge acceptance of this quote by signing one copy of this letter and returning it to our office along with a phone call to our dispatch to schedule the work.

Please call me if you have any questions. We are looking forward to working with you.

Sincerely,



Robert Bradley  
Electrical Manager

Accepted \_\_\_\_\_ Date \_\_\_\_\_



Benjamin & Anna Low  
520 Brighton Avenue  
Portland, Maine 04102

February 20, 2008

Dear Ben & Anna,

Caron & Waltz is pleased to present the following plumbing proposal for your property at 520 Brighton Avenue in Portland. The scope of work to be done includes the following:

**First Floor 1/2 bath:**

Customer is installing his own fixtures.

- Installation of PVC drainage and Pex water piping to the new hallway bathroom.
- Installation consisting of:
  - Rough in of drainage for (1) toilet. Flange will be mounted on floor.
  - Rough in of drainage for (1) pedestal lavatory.
  - Vent will be installed thru the 2<sup>nd</sup> floor closet and thru the roof using a Cozy collar for the flashing.
  - Rough in for the water will be 1/2" Pex piping for the toilet and pedestal lavatory, with copper stub outs.
  - Installation of (3) three chrome shut off valves after the owner has painted.

**Basement Photo & Mop Sink:**

- Reworking the drainage in the existing bathroom so owner can install his photo equipment.
- Installation of a LTA Hartell pump to the owner's mop sink. This will connect to the main sewer line. (Owner will have to buy a new sink).
- Installation of Pex water piping to the mop sink.

The price to complete this work will be \$ 4,275

Our technicians are licensed and fully insured. All work will be performed according to local and state codes. Our workmanship is warranted and backed by 50 years of service.

Terms will be 1/3 deposit upon signing, and monthly requisitions for materials and labor used to date. We are pleased to provide the above quote for a period of 30 days from the date hereof. You may acknowledge acceptance of this quote by signing one copy of this letter and returning it to our office along with a phone call to our office to schedule the work.

Please contact me if you have any questions. We are looking forward to working with you.

Sincerely,

Chris Butterfield  
Plumbing Service Manager

paid  
\$1425  
on 2/28

Accepted \_\_\_\_\_ Date \_\_\_\_\_

+ \$2200 for  
toilet + installation