

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 04-1299	Issue Date: SEP 01 2004	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 PORTLAND	Phone:
Business Name:	Contractor Name: M & M Builders	Contractor Address: 16 Tenney Street Yarmouth	Phone: 2078460774
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-5

Past Use: single family	Proposed Use: single family - interior renovations	Permit Fee: \$318.00	Cost of Work: \$33,000.00	CEO District: 4
Proposed Project Description: interior renovations		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>DA</i>	INSPECTION: Use Group: R-3 Type: SB BOCA 1999	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: tmm	Date Applied For: 09/01/2004	Zoning Approval		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 041299

Please Read Application And Notes, If Any, Attached

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

has permission to interior renovations

AT 12 Dalton St 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 work on permit in progress before this building or part thereof is occupied or closed-in. **48 HOUR NOTICE IS REQUIRED.**

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

PERMIT ISSUED
SEP 01 2004
CITY OF PORTLAND

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
9/1/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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 J003001
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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: Zoning	Status: Approved	Reviewer: Tammy Munson	Approval Date: 09/01/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved	Reviewer: Tammy Munson	Approval Date: 09/01/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>

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 CUMBERLAND 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 1906	Style Gambrel	Story Height 2	Sq. Ft. 2056	Total Acres 0.088	
Bedrooms 3	Full Baths 2	Half Baths	Total Rooms 8	Attic None	Basement Full

Outbuildings

Type SHED-METAL	Quantity 1	Year Built 1985	Size 8X9	Grade D	Condition A
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Sales Information

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

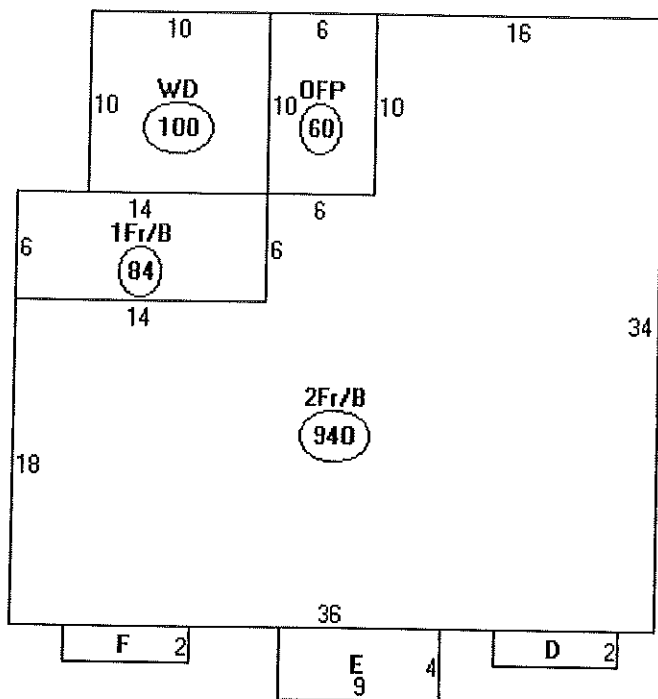
Picture and Sketch

[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
 - B: 1Fr/B
84 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.

Location/Address of Construction: <u>12 DALTON STREET</u>		
Total Square Footage of ^{EXISTING} Proposed Structure		Square Footage of Lot <u>3,840</u> <input type="checkbox"/> 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 309 CUMBALLAND AVE. #203 PORTLAND, ME 04101</u>	Telephone: <u>207-879-0344</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>MEM INDUSTRIES 33 CHAPEL ST #1 SOUTH PORTLAND, ME</u>	Cost Of Work: \$ <u>33,010</u> Fee: \$ <u>318</u>
Current use: _____		
If the location is currently vacant, what was prior use: <u>2 FAMILY RESIDENTIAL</u>		
Approximately how long has it been vacant: <u>8 MONTHS</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>MEM INDUSTRIES 207-329-4875</u>		
Who should we contact when the permit is ready: <u>MAIL</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: <u></u>	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](#)
- [List of Titles](#)
- [Maine Law](#)
- [Disclaimer](#)

Title 30-A: MUNICIPALITIES AND COUNTIES (HEADING: PL 1987, c. 737, Pt. A, @2 (new))

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))

Chapter 187: 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

[Revisor's Office](#)

[Maine Legislature](#)

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, §2 (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, §2 (new).]

Section History:
 PL 1997, Ch. 442, §2 (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 1/2" 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 1/2" 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 Armaflex 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 - 1 2004
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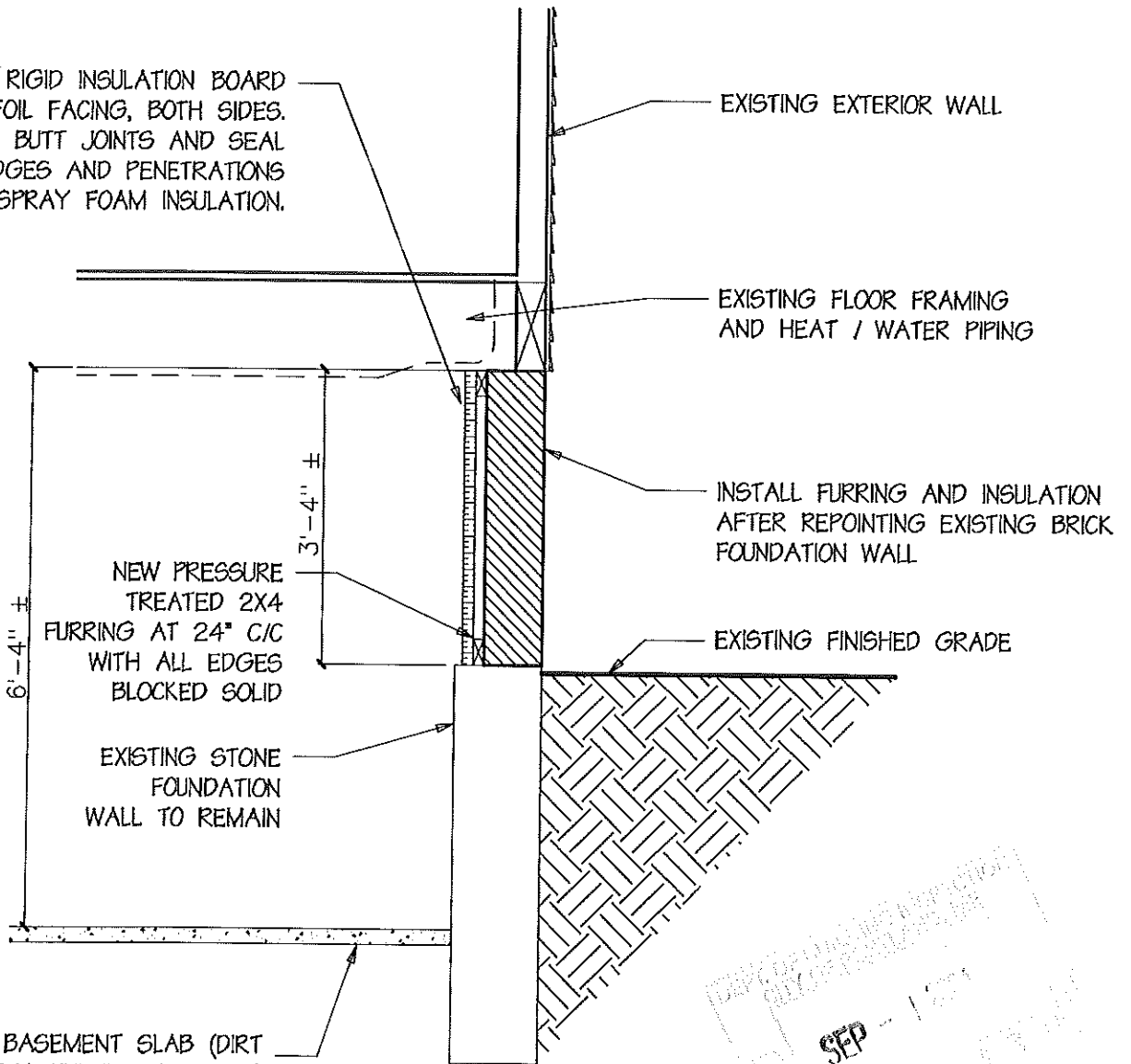
NEW 2" RIGID INSULATION BOARD WITH FOIL FACING, BOTH SIDES. TAPE ALL BUTT JOINTS AND SEAL ALL EDGES AND PENETRATIONS TIGHT WITH SPRAY FOAM INSULATION.

EXISTING EXTERIOR WALL

EXISTING FLOOR FRAMING AND HEAT / WATER PIPING

INSTALL FURRING AND INSULATION AFTER REPOINTING EXISTING BRICK FOUNDATION WALL

EXISTING FINISHED GRADE



NEW PRESSURE TREATED 2X4 FURRING AT 24" C/C WITH ALL EDGES BLOCKED SOLID

EXISTING STONE FOUNDATION WALL TO REMAIN

EXISTING BASEMENT SLAB (DIRT FLOOR AT AREA UNDER BATHROOM)

DATE OF REVISIONS
 1. 03/21/04
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 100. 03/21/04



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: 03430

Drawing Title:
**FOUNDATION
 INSULATION**

Scale: 1/2" = 1' - 0"
 Date: 03/21/04
 Revised:

Drawing Number:
SKA-1

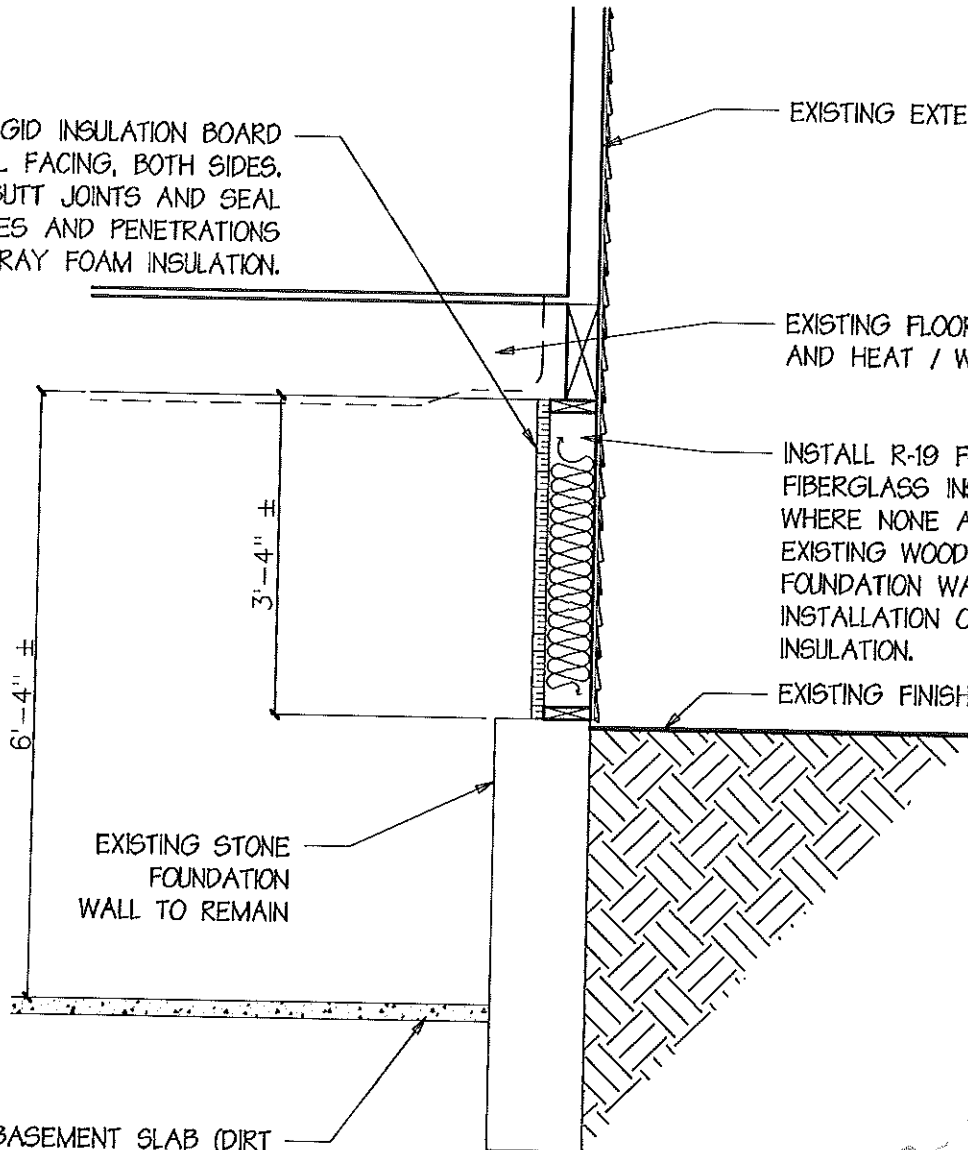
NEW 2" RIGID INSULATION BOARD WITH FOIL FACING, BOTH SIDES. TAPE ALL BUTT JOINTS AND SEAL ALL EDGES AND PENETRATIONS TIGHT WITH SPRAY FOAM INSULATION.

EXISTING EXTERIOR WALL

EXISTING FLOOR FRAMING AND HEAT / WATER PIPING

INSTALL R-19 FOIL FACED FIBERGLASS INSULATION BATTS WHERE NONE ARE PRESENT IN EXISTING WOOD FRAME FOUNDATION WALL PRIOR TO INSTALLATION OF NEW RIGID INSULATION.

EXISTING FINISHED GRADE



EXISTING STONE FOUNDATION WALL TO REMAIN

EXISTING BASEMENT SLAB (DIRT FLOOR AT AREA UNDER BATHROOM)

SEP - 1 2004
T.W. STURTEVANT



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

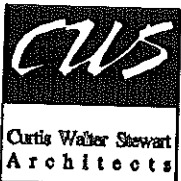
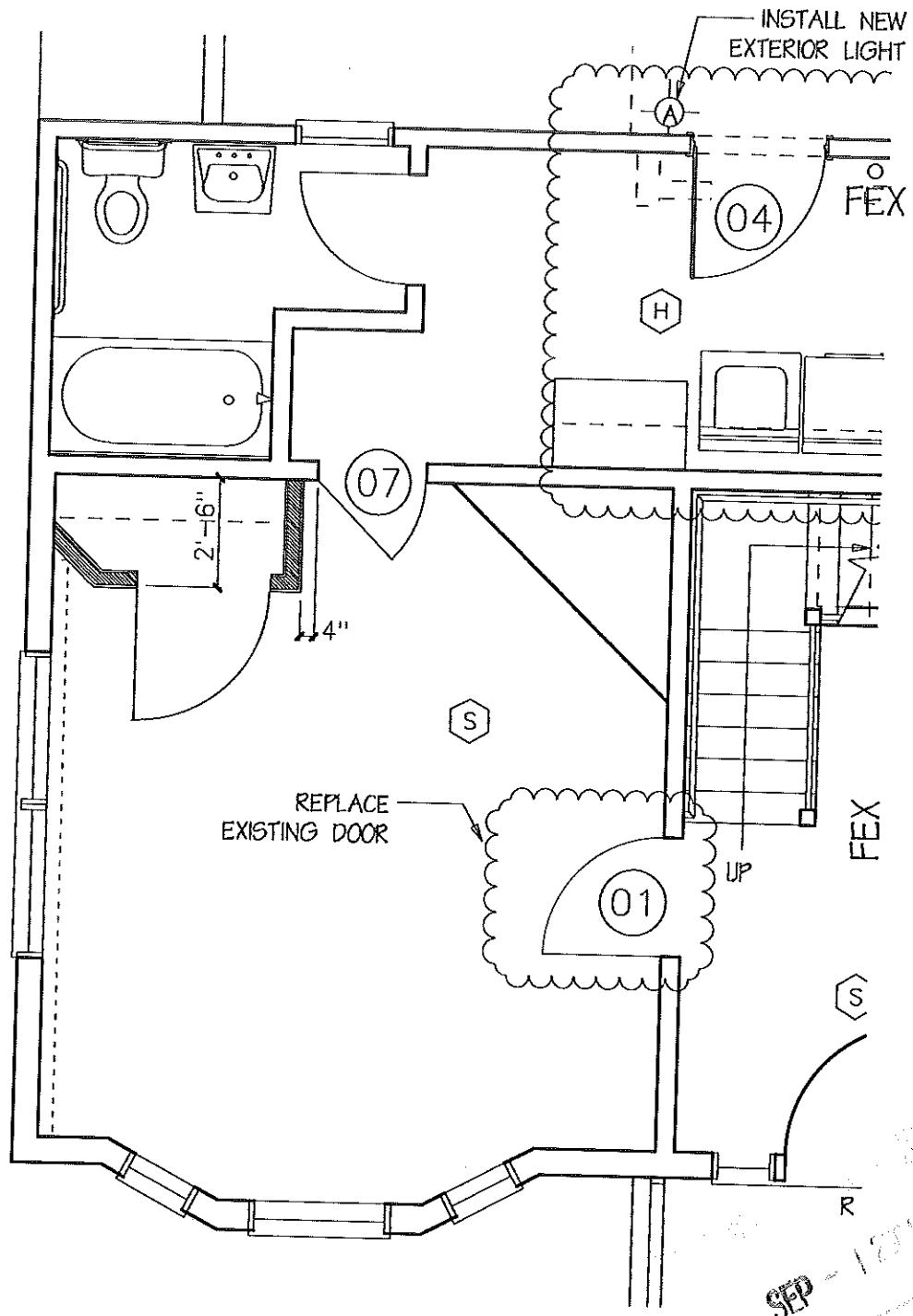
Project:
12 Dalton St. Renovations
Portland, Maine

Project No. 03A30

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

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 J003001
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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
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Dept: Zoning Status: Approved Reviewer: Tammy Munson Approval Date: 09/01/2004
 Note: Ok to Issue:

Dept: Building Status: Approved Reviewer: Tammy Munson Approval Date: 09/01/2004
 Note: Ok to Issue:

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

May 27, 1999

Ellen Bessey
c/o P.O. Box 128
S. Windham ME 04082

RE: 12 Dalton St
CBL: 431-J-003
DU: 1

Dear Ms. Bessey:

Certified Mail Receipt # Z 397 901 627

An evaluation of your property at 12 Dalton St on revealed that the structure fails to comply with Section 120.1 and 120.2 of the Housing Code of the City of Portland.

The violations are as attached.

Based on that list, and pursuant to Section 6-120.(1)(2)(3), this office declares the dwelling unit is unfit for human habitation. A reinspection of the premises will occur on June 27, 1999 at which time the (dwelling unit/structure) must be totally vacated and secured from vandalism. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A.M.R.S.A.ss4452.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me at 874-8706, if you wish to discuss the matter or have any questions.

Sincerely,

Tammy Munson
Code Enforcement Officer
/sap

City of Portland

Planning and Urban Development
Joseph E. Gray Jr.
Director

Inspection Type: Housing
 Date: Mon, May-17-1999
 Time:
 Status:
 Re-inspect By: Sunday, June 27, 1999
 Reason For Re-inspection:
 Note

Owner/Manager
 Bessey Ellen
 12 Dalton St.
 Portland, ME 04103

Address: 12 Dalton St
 Parcel ID: 431-J-00300101
 # Units:
 Inspector: Tammy Munson

Compliance ?	Code	Int/Ext	Floor	Ap#/Unit No	Location	Description of Violation	Repair Code
<input type="checkbox"/>	6-120.1 thru 5	Interior			Entire	Severly delapidated, unsafe, lack of basic facilities (water, electricity, heat)	

Tammy Munson
 Code Enforcement Officer

Inspection Report

Certificate of Compliance

5 Notice of Violation Sec. _____ Days _____

5 Refuse Violation Notice Sec. _____ Days _____

5 T.A.C.I. Notice 1 Sec. _____ Days _____

5 T.A.C.I. Notice 2 Sec. _____ Days _____

5 Notice of Intent to Prosecute Sec. _____ Days _____

5 Stop Work Order Sec. _____ Days _____

5 Posting Notice Sec. 120.1 Days _____
Sec. 120.2 Days _____

5 Junk Car Sec. _____ Days _____

Violation # 1 Sec. _____ Days _____

Date of Inspection: 5/17/99

CBL: 431-J-3

Site Address: 12 Dalton St.

DU: 1 Insp. # 3

Inspection due to complaint: Yes No

Owners Name and Address:

(Telephone if known)

① Ellen Bessey

c/o P.O. Box 128

S. Windham, Me. 04082

Send copy -

② Anthony Bessey

16 Giles St. Apt. A

Wustbrook Me. 04092

04092

Include rehab info in both.

#	Code	E/I	F1	Apt	Location	Description of Violation
	<u>120.1</u>					
	<u>120.2</u>					

Entire structure - severely damaged, unsafe, lack of basic facilities (water, elec, heat)

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

May 27, 1999

Anthony Bessey
16 Giles St. Apt A
Westbrook ME 04092

RE: 12 Dalton St
CBL: 431-J-003
DU: 1

Dear Mr. Bessey:

Certified Mail Receipt # Z 397 901 628

An evaluation of your property at 12 Dalton St on revealed that the structure fails to comply with Section 120.1 and 120.2 of the Housing Code of the City of Portland.

The violations are as attached.

Based on that list, and pursuant to Section 6-120.(1)(2)(3), this office declares the dwelling unit is unfit for human habitation. A reinspection of the premises will occur on June 27, 1999 at which time the (dwelling unit/structure) must be totally vacated and secured from vandalism. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A.M.R.S.A.ss4452.

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Sincerely,

Tammy Munson
Code Enforcement Officer
/sap

City of Portland

Planning and Urban Development
Joseph E. Gray Jr.
Director

Inspection Type: Housing
Date: Mon, May-17-1999
Time:
Status:
Re-inspect By: Sunday, June 27, 1999
Reason For Re-inspection:
Note

Address: 12 Dalton St
Parcel ID: 431-J-00300101
Units:
Inspector: Tammy Munson

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Description of Violation	Repair Code
<input type="checkbox"/>	6-120.1 thru 5	Interior			Entire	Severly delapidated, unsafe, lack of basic facilities (water, electricity, heat)	


Code Enforcement Officer

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 12 Dalton Street Owner: **Gary Creamer Phone: 774-6903

Owner Address: ** 8 Dalton Street Portland, ME 04102 Lessee/Buyer's Name: N/A Phone: N/A Business Name: N/A

Contractor Name: Darrell S. Perry Address: 836 Sawyer St. South Portland, ME 04106 Phone: 767-4705

Past Use: Two Unit Dwelling Proposed Use: Same

COST OF WORK: \$ 2,000 PERMIT FEE: \$ 36.00

FIRE DEPT. Approved Denied INSPECTION: Use Group: Type:

Signature: Signature:

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Permit No: 300475

Permit Issued: MAY 15 2000

Zone: CBL 431-J-003

Zoning Approval: 2/12/00

Special Zone Review: 5/12/00

Site Plan: 3/8/00

Minor Dmm: 3/8/00

Zoning Appeal

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Historic Preservation

Not in District or Landmark

Does Not Require Review

Requires Review

Action:

Approved

Approved with Conditions

Denied

Date:

Signature:

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PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

BUILDING PERMIT REPORT

3/4/00

DATE: 10 March 2000 ADDRESS: 12 Dalton St. CBL: 431-J-003

REASON FOR PERMIT: Deck - 9'4" x 16'

BUILDING OWNER: Gary Creamer

PERMIT APPLICANT: _____ CONTRACTOR Darrell S. Perry

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$2,000.00 PERMIT FEES: \$36.00

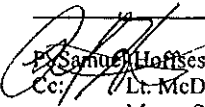
The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *11, *13, *29, *32, *36, *37

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approvals from the ~~Development Review Coordinator~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "**ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.**"
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bqlts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", ~~36 inches~~. In occupancies in Use Group A,B,H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 34", but not more than 38"). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- *12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0) (see attached).
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0) (see attached)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
- X 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
- X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- X 36. Fasters shall be used between footing and pier, pier and wood columns and columns and deck framing
- X 37. Maximum span of 2x8 @ 16" O.C. For open deck is 10'-5". 12" O.C. is 12'-7" 2x10 @ 12" O.C. is allowed for 16' span


 P. Samuel Hoffes, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 1/26/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, OR EQUIVILENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): <i>#12 Dalton St</i>		
Total Square Footage of Proposed Structure <i>8,000 sq</i>	Square Footage of Lot <i>1,800</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>431</i> Block# <i>J</i> Lot# <i>003</i>	Owner: <i>X Gary E Creamer</i>	Telephone#: <i>774-6903</i>
Owner's Address: <i>X #8 Dalton St Portland, ME 04102</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$2,000</i> Fee <i>36.00</i> <i>100.00 late fee</i> <i>136.00</i>
Proposed Project Description: (Please be as specific as possible) <i>Deck 9'4" x 16"</i>		
Contractor's Name, Address & Telephone <i>Darrell S Perry 767-4705 836 Sawyer St 50 Portland ME 04106</i>		Rec'd By <i>ULB</i>
Current Use: <i>two unit dwelling</i>	Proposed Use: <i>same</i>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

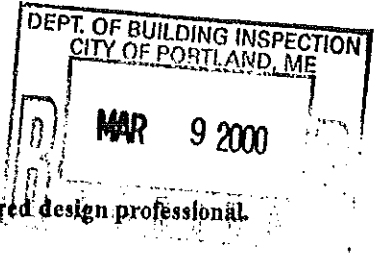
Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: <i>two unit dwelling</i>	Date: <i>3/9/00</i>
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

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(12, -1)

←
MAY 98

← 15'

← 15'



←
ACCURATE

Dalton St

