

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that JAN A PEDERSEN

Located At 20 SHERIDAN ST

Job ID: 2011-09-2203-HVAC

CBL: 017 - - G - 016 - 001 - - - -

has permission to Install a Triangle Tube Prestige gas fired direct vent boiler  
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 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

**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: 2011-09-2203-HVAC	Date Applied: 9/9/2011	CBL: 017 - - G - 016 - 001 - - - -	
Location of Construction: 20 SHERIDAN ST	Owner Name: JAN A PEDERSEN	Owner Address: 20 SHERIDAN ST PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: William W Gelinis @ Gelinis HVAC Services	Contractor Address: 2 Washington AVE SCARBOROUGH MAINE 04074	Phone: (207) 885-0771
Lessee/Buyer's Name:	Phone:	Permit Type: HVAC	Zone: R-6
Past Use: <b>Four Residential Dwelling Units</b>	Proposed Use: <b>Same: Four Residential DU - to install Triangle Tube Prestige heating system</b>	Cost of Work: \$14,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group R-2 Type HVAC DMC-2003 Signature: <i>[Signature]</i> 9/14/11
Proposed Project Description: Install a Natural triangle Tube prestige PS175		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		<b>Zoning Approval</b>	

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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>[Signature]</i> 9/12/11	Date:	Date: <i>[Signature]</i>

**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

## 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. Final at completion of work

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)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-09-2203-HVAC

Located At: 20 SHERIDAN

CBL: 017 - - G - 016 - 001 - - - -

## **Conditions of Approval:**

### **Fire**

2. Installation shall comply with City Code Chapter 10.
3. Fuel-fired boilers shall be protected in accordance with NFPA 101, *Life Safety Code*.
4. Installation shall comply with NFPA 211, *Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances*;
5. NFPA 54, *National Fuel Gas Code*;
6. NFPA 91, *Standard for Exhaust Systems for Air Conveying Vapors, Gases, Mists, and Noncombustible Particulate Solids*;
7. NFPA 70, *National Electrical Code*; and the manufacturer's published instructions.
8. All outstanding code violations shall be corrected prior to final inspection.

### **Building**

1. Installation shall comply with 2003 International Mechanical Code and the State of Maine gas regulations.
2. A CO detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
3. This appliance shall be installed, operated and maintained per the manufacturers specifications and the UL listing



FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location / CBL 20 Sheridan Street <sup>17-616</sup> Use of Building Residence <sup>R-6-Q</sup> Date 9/7/11 <sup>LEGAL + RES. DIV</sup>

Name and address of owner of appliance JAN PEDERSEN/GERI SCHAROEDER  
20 Sheridan Street, Portland, Me. 04104

Installer's name and address GELINAS HVAC SERVICES INC.  
2 Washington Ave. Scarborough, Me. 04074 Telephone (207) 885-0771

### Location of appliance:

- Basement
- Attic
- Floor
- Roof

### Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: Triangle Tube Prestige PS175

U.L. Approved  Yes  No

Will appliance be installed in accordance with the manufacture's installation instructions?  Yes  No

IF NO Explain: \_\_\_\_\_

### The Type of License of Installer:

- Master Plumber # \_\_\_\_\_
- Solid Fuel # \_\_\_\_\_
- Oil # \_\_\_\_\_
- Gas # PNT1078
- Other \_\_\_\_\_

### Type of Chimney:

- Masonry Lined  
Factory built \_\_\_\_\_

- Metal  
Factory Built U.L. Listing # \_\_\_\_\_

- Direct Vent (PVC)  
Type 3"  meets

NFPA 54/ANSI Z223.1

### Type of Fuel Tank

- Oil
- Gas - NATURAL

Size of Tank N/A

Number of Tanks N/A

Distance from Tank to Center of Flame N/A feet.

Cost of Work: \$13,150-

Permit Fee: \$160

### Approved

Fire: \_\_\_\_\_

Ele.: \_\_\_\_\_

Bldg.: AMB 9/14/11

Signature of Installer William W. Belmont

### Approved with Conditions

- See attached letter or requirement

Inspector's Signature

Date Approved

Gelinas HVAC Services Inc.  
2 Washington ave.  
Scarborough, Me. 04074  
(207)885-0771

Date: Sept 2, 2011

To: ~~Geri Schroeder~~  
20 Sheridan Street  
Portland, Me.

*Jan Pedersen*  
*Jeri Schroeder*

Re: **BEST OPTION I:** Proposal to replace existing gas fired boiler with high efficiency Triangle Tube Prestige wall hung gas boiler.

Gelinas HVAC Services, Inc. is pleased to have this opportunity to offer our services to you. We appreciate your business and the confidence you have placed in us. We propose to: Remove and dispose of existing boiler. Replace it with new wall hung Prestige Solo high efficiency natural gas fired boiler. "With options below"

Furnish & Install:

1. One (1) Prestige Solo PS175 95% AFUE high efficiency natural gas fired boiler with (to be located on outside wall-driveway side of building) \*\*includes painted framed wood wall.
2. One (1) Outdoor reset sensor for added system efficiency
3. Five (5) Energy Star programmable thermostats. (BB5000)
4. One (1) Taco zone valve control panel.
5. Five (5) Honeywell zone valves.
6. One (1) air scoop and auto vent.
7. All PVC vent piping (to be direct vented through basement sill with outside pipes to be routed up above snow level.)
8. Cap old chimney opening.
9. All exterior penetrations to be made weather tight.
10. All copper and pex heat and domestic piping needed to connect into existing basement piping.
11. All gas piping, fittings, shut offs and hangers needed to tie back into new gas boiler. (black iron & CSST)
12. New LWCO and combo water feeder/ backflow preventer.
13. All condensate drain piping needed. (To terminate in basement floor drain).
14. All low voltage control wiring needed.
15. All additional electrical power wiring needed for new boiler.
16. One (1) co/gas detector.
17. One (1) Drain Neutralizer kit.

18. Start, test and adjust newly installed boiler. (set up burner for optimum efficiency)
19. Proper clean up of work areas daily.
20. Warranty; see manufactures warranty.
21. Permit; City of Portland. (if needed)

- Notes:
- 1) Proposal excludes any electrical upgrades to panel if needed.
  - 2) Proposal excludes any repairs to baseboard in living spaces if needed.
  - 3) Proposal reflects some shut down time needed for new system installation. (Job is based on rough-in of new boiler 1<sup>st</sup> day then switch over 2<sup>nd</sup> day)
  - 4) Proposal reflects (5) zones of heat. With future connection for domestic tanks and 1-zone of heat available.
  - 5) Above proposal reflects that thorough heat calculation be completed before work is to start. \*ensuring proper boiler sizing.

The above referenced boiler installation shall be completed for an estimated: \$9,850.00Dollars. Nine thousand eight hundred fifty dollars and no cents.

Please add \$475.00 Dollars for 10 year all parts/ all labor warranty. (Excludes routine annual maintenance) \*ask for details.

**OPTION V:** Please add an estimated \$3,300.00 Dollars for the installation of one (Buderus radiator to be located in basement, one (1) 4ft piece of fin tube baseboard in the front entryway and one (1) 3ft piece of fin tube in the rear stairwell. \*All to be piped to extended return to boiler.

Payment terms

- \*30% upfront with signed contract
- \*40% to be billed at completion
- \*30% to be billed at completion

13,150.00

30% 3,945.00

40% 5,260.00

30% 3,945.00

plus \$ 475.00 = 13,625.00

- Walt*
- a. Installation to begin within three (3) weeks of receipt of the signed contract and deposit given materials are available. *COMPLETION DATE OF SEPT 23, 2011*
  - b. Work to be performed Monday through Friday, 8:30 A.M – 4:30 P.M.
  - c. Should installation be stopped for any reason, Gelinac HVAC Services, Inc. shall be paid in full for all labor and materials provided up to point of interruption.
  - d. There shall be a one (1) year warranty on labor once installation has been completed.
  - e. Materials are covered by manufacturers' warranties.
  - f. Should a dispute arise concerning the provisions of this contract or the performance by the parties, the parties agree to settle this dispute by jointly paying for mediation with the attempt to resolve differences.
  - g. Any alteration or deviation from the above contractual specifications that results in a revision of the contract price will be executed only upon the parties entering into a written change order.
  - h. Prices good, only for thirty (30) days from said date.
  - i. The undersigned has authority as owner or owner's agent to authorize the work described in this contract.

PROPOSED BY: *Walt* DATE: *9/2/11*

ACCEPTED BY: *Jan A. Padon* DATE: *9/2/11*

**PROPOSAL MUST BE SIGNED AND RETURNED ALONG WITH THE FIRST PAYMENT BEFORE WORK CAN BEGIN. IN THE EVENT THAT THE OWNER FAILS, FOR ANY REASON, TO PAY FOR ALL LABOR, MATERIALS AND PARTS WITHIN THIRTY (30) DAYS OF THE DATE OF INVOICE, THE OWNER AGREES TO PAY, IN ADDITION TO ALL OTHER AMOUNTS DUE UNDER THIS CONTRACT, A FINANCE CHARGE COMPUTED AT A PERIODIC RATE OF 18%. OWNER ALSO AGREES TO PAY A \$25.00 PENALTY FOR ANY DISHONORED CHECK. IN THE EVENT THAT OWNER FAILS, FOR ANY REASON, TO PAY FOR ALL LABOR, MATERIALS AND PARTS WITHIN THIRTY (30) DAYS OF THE DATE OF INVOICE, THE OWNER AGREES TO PAY TO GELINAC HVAC SERVICES INC ENFORCING ITS RIGHTS HEREUNDER.**





# prestige

Solo 60  
Solo 175  
Solo 250  
Solo 399  
Water Boiler



## \* INSTALLATION AND MAINTENANCE \* M A N U A L

### NOTICE

Warranty Registration Card must be filled out by the customer and mailed within thirty (30) days of installation in order to gain warranty coverage.

When receiving the PRESTIGE Solo unit, any claims for damage or shortage in shipment must be filed immediately against the transportation company by the consignee.

Leave all documentation received with appliance with owner for future reference.

### ⚠ WARNING

If the information in this manual is not followed exactly, a fire or explosion may result causing property damage, personal injury or death.

#### FOR YOUR SAFETY

- Do not store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance.
- **WHAT TO DO IF YOU SMELL GAS**
  - Do not try to light any appliance
  - Do not touch any electrical switch, do not use any phone in your building.
  - Immediately call your gas supplier from a neighbor's phone. Follow the gas supplier's instructions.
  - If you cannot reach your gas supplier, call the fire department.

Installation and service must be performed by a qualified installer, service agency or the gas supplier

- Reference the appropriate vent supplement for clearance requirements.

**BEST PRACTICE**

To provide serviceability to the unit it is recommended that the following clearances be maintained:

- Top boiler jacket - 24 inches [610 mm].
- Front - 24 inches [610 mm].
- Bottom boiler piping - 24 inches [610 mm].
- Rear - 0 inches
- Sides - 6 inches [153 mm]

**WARNING**

If the clearances listed above cannot be maintained or the enclosure in which the boiler is installed is less than 85 cubic feet, the space must be ventilated. See page 6 for ventilation requirements.

**NOTICE**

When maintaining zero clearance or less than recommended clearances, some product labeling may become hidden and unreadable.

**WARNING**

When installing the PRESTIGE Solo in a confined space, sufficient air must be provided for proper combustion and venting and to allow, under normal operating conditions, proper air flow around the product to maintain ambient temperatures within safe limits to comply with the National Fuel Gas Code NFPA 54 - latest edition.

**Residential Garage Installations**

When installing the PRESTIGE Solo in a residential garage, the following special precautions per NFPA 54/ANSI Z223.1 must be taken:

- Mount the unit a minimum 18 inches [458 mm] above the floor level of the garage. Ensure the burner and ignition devices / controls are no less than 18 inches [458 mm] above the floor level.
- Locate or protect the unit in a manner so it cannot be damaged by a moving vehicle.

**Boiler Freeze Protection Feature**

The boiler control has a freeze protection feature built in. This feature monitors the boiler temperature and responds as follows when no call for heat is present:

- 46°F Boiler circulator is ON
- 38°F Boiler circulator is ON and burner operates at low fire
- 50°F Burner OFF and boiler circulator operates for approximately 10 minutes

**CAUTION**

The boiler freeze protection feature is disabled during a hard lockout, however the CH circulator will operate.

**CAUTION**

The boiler freeze protection feature is designed to protect the boiler. The boiler should be installed in a primary/secondary piping arrangement if it is installed in an unheated space or exposed to water temperatures of 46°F or less. See Section IV for primary/secondary piping examples. See Section IX for antifreeze guides.

Methods of Accessing Combustion Air Into A Space - Category IV

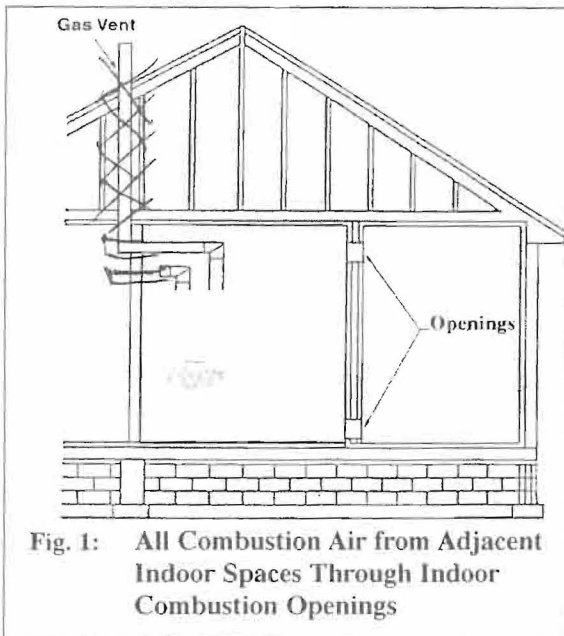
Indoor Combustion Air

**NOTICE**

The methods listed in this section for accessing Indoor Combustion Air assume that the infiltration rate is adequate and not less than .40 ACH. For infiltration rates less than .40 ACH, reference the NFPA 54 National Fuel Gas Code for additional guidance.

Opening Size and Location

Openings used to connect indoor spaces shall be sized and located in accordance with the following see Fig. 1:



- Combining spaces on the same story. Each opening shall have a minimum free area of 1 sq. in./1000 Btu/hr of the total input rating of all gas utilization equipment in the space, but not less than 100 sq. inches. One opening shall commence within 12 inches of the top, and one opening shall commence within 12 inches of the bottom of the enclosure.

The minimum dimension of air openings shall be not less than 3 inches.

- Combining spaces in different stories. The volumes of spaces in different stories shall be considered as communicating spaces where such spaces are connected by one or more openings in doors or floors having a total minimum free area of 2 sq. in./1000 Btu/hr of total input rating of all gas utilization equipment.

Outdoor Combustion Air

**BEST PRACTICE**

Isolating the combustion appliance room from the rest of the building and bringing in uncontaminated outside air for combustion and ventilation is always preferred.

Opening Size and Location

The minimum dimension of air openings shall be not less than 3 inches

Openings used to supply combustion and ventilation air shall be sized and located in accordance with the following:

One Permanent Opening Method. See Fig. 2

One permanent opening, commencing within 12 in. of the top of the enclosure, shall be provided. The equipment shall have clearances of at least 1 inch from the sides and 6 in. from the front of the appliance. The opening shall directly communicate with the outdoors or shall communicate through a vertical or horizontal duct to the outdoors or spaces that freely communicate with the outdoors and shall have a minimum free area of the following:

- 1sq. in./3000 Btu/hr of the total input rating of all equipment located in the enclosures, and

Program: FP322L  
FIRE PREVENTION

```

=====
Property address          Property name          Property number
  Inspection type        Date      Inspector
  Seq. Violation class   Violation type        Reference   Target   Actual
  Location(s)                                     date      date
=====

```

```

0020 SHERIDAN ST, PORTLAND ME 04101          48473-000-000
  ROUTINE INSPECTION          4/21/06 JOHN BROOKS, Munjoy Hill Station, Platoon 3
    1 Storage Occupancy          Exit Passageways          4 5.7          5/23/06 6/10/06
      maint. all smoke detectors replace batteries

```

Violation Summary:

Open	Closed	Total
0	1	1



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

9.9. 20 11

Received from 2-lincs

Location of Work 20 Skander

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 160

Building (I1) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other 110AC

CBL: 17-6-16

Check #: 4093 Total Collected \$ 160

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy