

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

Location of Construction: 34 West Street 04102		Owner: Stephanos Orestia		Phone: 772-0452		Permit No: 991147	
Owner Address: 95 Chadwick St. Portland		Lessee/Buyer's Name: N/A		Phone: N/A		Business Name: N/A	
Contractor Name: D.R. Hubbard & Sons RYE 25		Address: Limington, ME 04049		Phone: 637-3400		Permit Issued: OCT 20 1999	
Past Use: Multifamily		Proposed Use: Same		COST OF WORK: \$ 14,800		PERMIT FEE: \$ 114.00	
Proposed Project Description: Remove existing wall and replace with concrete forms & brick facade. Replace west foundation wall.		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A-2 Type: BOCA 95		Zone: CBL: 055-A-006	
		Signature:		Signature: <i>Hoffman</i>		Zoning Approval:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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"/>	
Permit Taken By: KA		Date Applied For: 10-5-99		Signature:		Date:	

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.

\*\*\*Call for Pick Up

Stephanos Orestia 772-0452

**PERMIT ISSUED  
WITH REQUIREMENTS**

**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 provisions of the code(s) applicable to such permit

10-5-99

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

**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: \_\_\_\_\_

CEO DISTRICT



for file



APPLICATION FOR PERMIT ISSUED

RECEIVED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 000002

JAN 2 1979

ZONING LOCATION R-C

PORTLAND, MAINE

CITY OF PORTLAND

DEPT. OF BLDG. INSP CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 35 West St. 1st and 2nd floors
Fire District #1 [ ] #2 [ ]
1. Owner's name and address Allmaine Trading - 6 Free St. Telephone 775-3749
2. Lessee's name and address
3. Contractor's name and address owner Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building apt. No. families 6
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 9,000. Fee \$ 36.

FIELD INSPECTOR-Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 To make alterations on first & second floor
2 upgraded bathrooms, minor alterations
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

Stamp of Special Conditions

3/19/96

The files show 704.

000002 Approved prior to June 5, 1957 so

This is allowable

And Approvable

for units at this

time -

Mayer-Schmidt

Zoning Admin

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 [x] 2 [ ] 3 [ ] 4 [ ]

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION-PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

Signature of Applicant Manny Young Phone #
Type Name of above Manny Young 1 [ ] 2 [ ] 3 [ ] 4 [ ]
Other

55-B-001

ADDRESS: 34 West St.  
 PERMIT APPLICATION FOR: replace foundation w/ Rll  
 BUILDING OWNER: Steve Orestis  
 PERMIT APPLICANT: \_\_\_\_\_  
 REVIEWER: John Anderson  
 DATE OF DECISION: 10/19

**HISTORIC PRESERVATION REVIEW**

Note: Your property is an individually designated landmark structure or is located within a designated historic district. As such, alterations to the building exterior or site which are visible from a public way are subject to review and approval under Article IX (Historic Preservation) of the Land Use Code. Your building or sign permit application has been reviewed to determine whether the nature or scope of the project requires review, and if so, whether it meets the standards of the historic preservation ordinance.

**ACTION**

Does not Require Review (e.g. Interior work only / alteration is not readily visible from a public way)

Note: this finding is based on the understanding that the application entails interior work only or that the proposed exterior alteration(s) will not be readily visible from a public way. If your project entails exterior or site alterations (including the installation of sign(s), awnings, or exterior lighting for such) these alterations must be reviewed and approved prior to commencing with the work. Contact 874-8726 for more information.

Denied Reason for Denial: \_\_\_\_\_

Approved as submitted

Approved with conditions (see below)

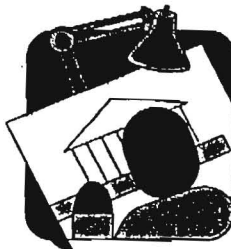
Conditions of Approval:

Contact Historic Preservation Staff ( 874-8726 or 874-8728) prior to installation of sign(s) to confirm approved location.

Your sign permit includes no reference to exterior lighting; if lighting is included, please submit information on fixtures and specifications on installation.

Other conditions:

1. Replacement wall to match existing - including visually choice of brick, color & profile of mortar joints
2. \_\_\_\_\_
3. \_\_\_\_\_



55-A-6

### CITY OF PORTLAND MAINE 04101

Tel. - 207-874-8704

Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine  
Planning & Urban Development  
Division of Housing & Community Services

FROM DESIGNER: JAMES A. THIBODEAU  
ASSOCIATED DESIGN PARTNERS

DATE: 10-6-99

Job Name: STEVE ORESTIS FOUNDATION

Address of Construction: 34 WEST STREET, PORTLAND, ME

#### THE BOCA NATIONAL BUILDING CODE/1996 THIRTEENTH EDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year 1996 Use Group Classification(s) R-3

Type of Construction WOOD/UNPROTECTED Bldg. Height \_\_\_\_\_ Bldg. Sq. Footage \_\_\_\_\_

Seismic Zone \_\_\_\_\_ Group Class 5B

Roof Snow Load Per Sq. Ft. \_\_\_\_\_ Dead Load Per Sq. Ft. \_\_\_\_\_

Basic Wind Speed (mph) \_\_\_\_\_ Effective Velocity Pressure Per Sq. Ft. \_\_\_\_\_

Floor Live Load Per Sq. Ft. \_\_\_\_\_

Structure has full sprinkler system? Yes \_\_\_\_\_ No X Alarm System? Yes \_\_\_\_\_ No X  
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the from the Portland Fire Department.

Is structure being considered unlimited area building: Yes \_\_\_ No \_\_\_

If mixed use, what subsection of 313 is being considered \_\_\_\_\_

List Occupant loading for each room or space, designed into this Project.

PSH 9/24/99

(Designers Stamp & Signature)





# City of Portland, Maine

## ACCESSIBILITY CERTIFICATE

TO: Inspector of Buildings City of Portland, Maine  
 Department of Planning & Urban Development  
 Division of Housing & Community Services

FROM: ASSOCIATED DESIGN PARTNERS

RE: Certificate of Design, HANDICAP ACCESSIBILITY

DATE: 10.6.99

These plans and/or specifications covering construction work on:

NOT APPLICABLE

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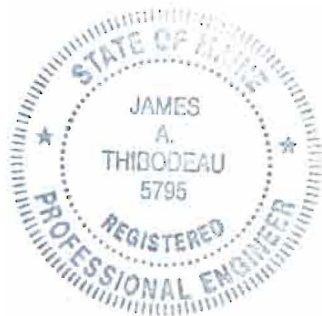
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Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)



Signature *James A. Thibodeau*

Title PRESIDENT

Firm ASSOC. DESIGN PARTNERS INC.

Address 80 LEIGHTON RD.  
FALMOUTH ME 04105



**CITY OF PORTLAND  
BUILDING CODE CERTIFICATE**

**TO:** Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

**FROM:** ASSOCIATED DESIGN PARTNERS

**RE:** Certificate of Design

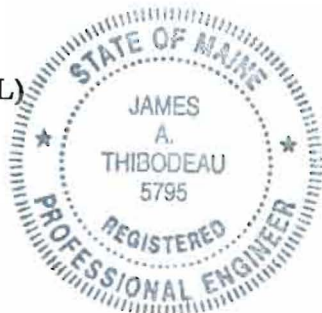
**DATE:** 10.6.99

These plans and/or specifications covering construction work on:

NEW FOUNDATION FOR EXISTING RESIDENCE

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the **BOCA National Building Code/1996 Thirteenth Edition**, and local amendments.

(SEAL)



Signature James A. Thibodeau

Title PRESIDENT

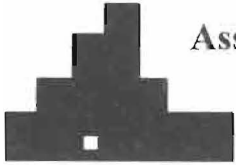
Firm ASSOCIATED DESIGN PARTNERS

Address 80 LEIGHTON ROAD, FALMOUTH, ME 04105

**As per Maine State Law:**

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

# Letter of Transmittal



**Associated Design Partners, Inc.**

71 Federal Street  
Portland, Maine 04101

Phone 207-871-8333

Fax 207-871-1480

DATE: 7-Oct-99

TO: 

City of Portland Inspector of Buildings
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RE: 

Foundation Renovation
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JOB NO: 

99093
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SUBM. NO. 

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ATTENTION: 

Building Inspections
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GENTLEMEN:

We are sending you the following items:

Shop Drawings  
 Prints  
 Specifications  
 Plans

Samples  
 Copy of letter  
 Change Request  
 Change Order

COPIES	DESCRIPTION	DATE
1	Building Code Certificate	10/7/99

THESE ARE TRANSMITTED AS CHECKED BELOW:

For approval  
 For your use  
 As requested  
 For review and comment

Approved as submitted  
 Approved as noted  
 Returned for corrections  
 Other

REMARKS:

Please call me if you have any questions.

COPY TO: 

--

SIGNED:   

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

**\*\*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 (include Portion of Building): <b>34 WEST ST. 04102</b>			
Total Square Footage of Proposed Structure <b>N/A</b>		Square Footage of Lot <b>500 sqft</b>	
Tax Assessor's Chart, Block & Lot Number Chart# <b>055</b> Block# <b>6A</b> Lot# <b>A</b>		Owner: <b>* STEPHANOS ORESTIS</b>	Telephone# <b>772-0452</b>
Owner's Address: <b>95 CHADWICK ST PORTLAND</b>		Lessee/Buyer's Name (If Applicable) <b>N/A</b>	Cost Of Work: <b>\$ 14,800</b> Fee <b>\$ 114.00</b>
Proposed Project Description: (Please be as specific as possible) <b>Replace west Foundation Wall - REMOVE EXISTING wall and Replace with concrete Forms + BRICK Facade TO MATCH EXISTING walls.</b>			
Contractor's Name, Address & Telephone <b>D.R. Hubbard + Sons RTE 25 Limington 04049 637-3400</b>			Rec'd By <b>[Signature]</b>
Current Use: <b>Residential Multi Family</b>		Proposed Use: <b>same Sewer</b>	

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.

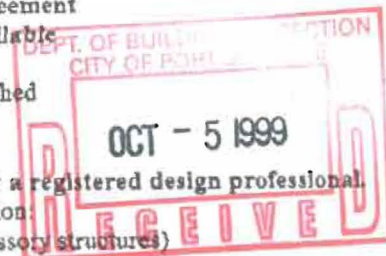
**Certification**

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: <b>[Signature]</b>	Date: <b>10/5/99</b>
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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

*\* will bring in Red Seal Stamp Paperwork*





"THIS IS NOT A BOUNDARY SURVEY"

I HEREBY CERTIFY TO THE LENDING INSTITUTION AND/OR TITLE INSURANCE COMPANY DESIGNATED BELOW EXCLUSIVELY THAT THIS PLAN, AS NOTED, DEPICTS THE RESULTS OF A CURRENT EXAMINATION OF THE PREMISES DESCRIBED IN BOOK 7613 PAGE 18 AND RECORDED AT THE APPLICABLE COUNTY REGISTRY OF DEEDS AND THAT ALL VISIBLE EASEMENTS, ENCROACHMENTS AND BUILDINGS, IF ANY, ARE LOCATED ON THE GROUND AS SHOWN HEREON SUBJECT TO THE QUALIFICATIONS SET FORTH IN THE "NOTES" BELOW.

NOTES:

1) THIS PLAN HAS BEEN PREPARED FROM AN INSPECTION OF THE SITE ON FEBRUARY 23, 1999 FOR THE SOLE BENEFIT OF THE LENDING INSTITUTION AND/OR TITLE INSURANCE COMPANY DESIGNATED BELOW EXCLUSIVELY, AND THE RESPONSIBILITY THEREFORE, DOES NOT AND SHALL NOT EXTEND TO ANY OTHER PERSON OR PERSONS. STATEMENTS MADE HEREON ARE NOT STATEMENTS OF WARRANTY, BUT ARE STATEMENTS OF OPINION MADE TO THE BEST OF THIS SURVEYORS KNOWLEDGE, INFORMATION, & BELIEF. SURVEYWORKS, INC. IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.

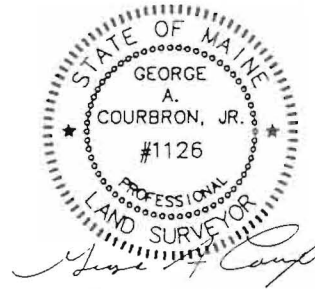
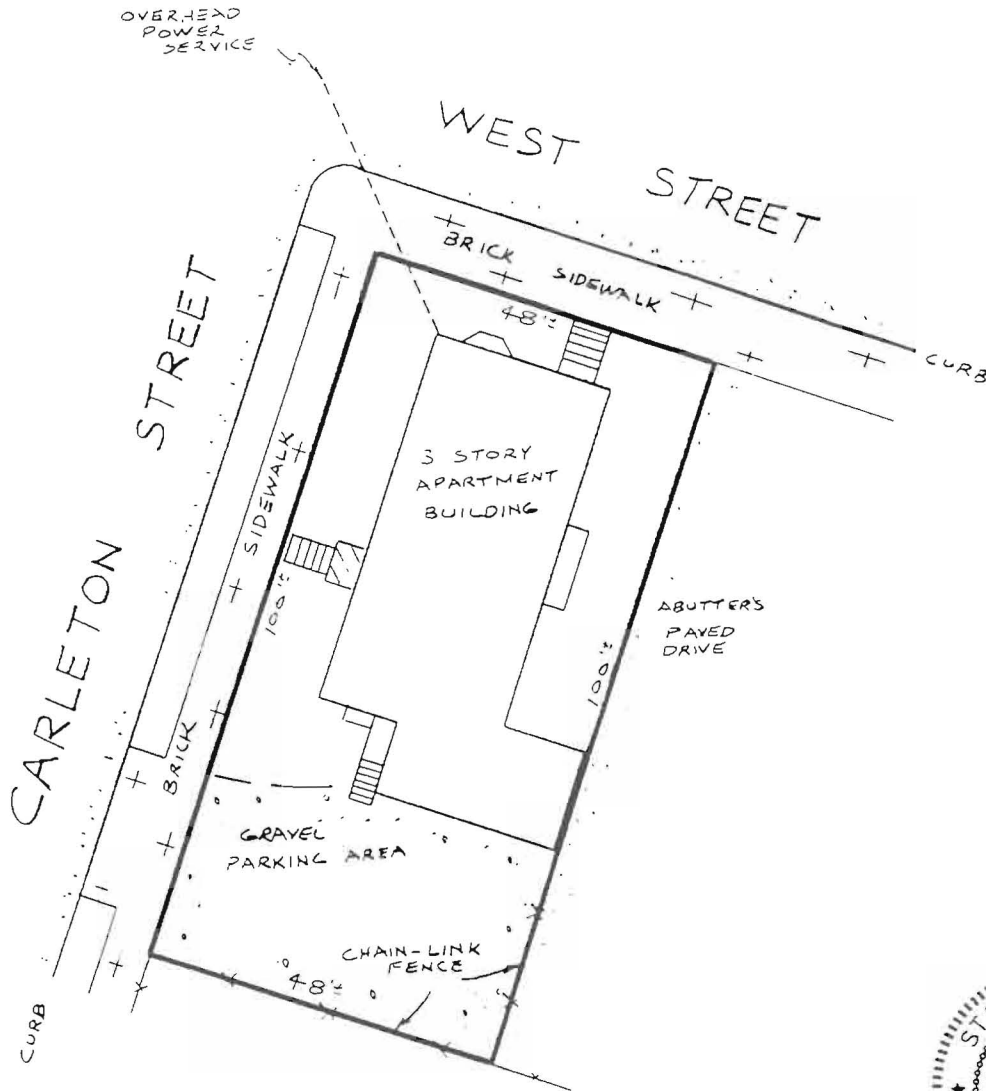
2) THIS PLAN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, CONFORMS TO THE CURRENT BOARD OF REGISTRATION FOR LAND SURVEYOR STANDARDS AND SPECIFICATIONS FOR CATEGORY 3, MORTGAGE LOAN INSPECTION AND IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY OF THE SUBJECT REAL PROPERTY.

3) THIS PLAN IS AN APPROXIMATE REPRESENTATION OF THE PREMISES (OR PORTION OF THE PREMISES NOTED ABOVE) AND IS FOR THE PURPOSE OF SHOWING, IN MAP FORM, THE SUBJECT REAL PROPERTY AND THE OBVIOUS IMPROVEMENTS THAT LIE WITHIN THE APPARENT BOUNDARY LINES OF SAID REAL PROPERTY, IN ORDER THAT THE MORTGAGEE AND/OR TITLE INSURER MAY USE SAID PLAN FOR DETERMINING THE INSURABILITY OF SAID PROPERTY AND THE IMPROVEMENTS THEREON. NO REPRESENTATION IS MADE, OR TO BE INFERRED, THAT THE APPARENT BOUNDARY LINES SHOWN HEREIN ARE THE TRUE PROPERTY LINES. THIS PLAN SHALL NOT BE USED AS A BASIS FOR A LEGAL DESCRIPTION. DO NOT USE PLAN OFFSETS FOR ESTABLISHING LOT LINES OR FOR THE ERECTION OF ANY IMPROVEMENTS, FENCES, WALLS, HEDGES, ETC.

4) THE BUILDING(S) DEPICTED DID CONFORM WITH MUNICIPAL SETBACK REQUIREMENTS OF LOCAL ZONING AT TIME OF CONSTRUCTION.

5) THE BUILDINGS DEPICTED ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON F.E.M.A. FLOOD INSURANCE RATE MAP.

6) DUE TO SIGNIFICANT SNOW COVER, EDGES OF PAVED OR GRAVEL DRIVES, WALKWAYS, ROADS AND OTHER GROUND LEVEL IMPROVEMENTS ARE APPROXIMATE AND MAY OR MAY NOT BE SHOWN.



## MORTGAGE LOAN INSPECTION

Prepared For: TUCKER FEDERAL MORTGAGE

Buyer: STEPHANOS ORESTIS  
Seller: JONATHAN NOLAN & ROBERT H. LYONS  
Location: 34 WEST STREET PORTLAND, MAINE  
Tax Map Reference: MAP 55 BLOCK A LOT 6

Requested By: DOYLE & NELSON Date: 2/24/99

Scale: 1" = 20' Drafted By: GSL Job No: 99-5127



**SurveyWorks, Inc.**

Land Use Consultants

1544 MAIN STREET LEWISTON, MAINE 04240  
TEL (207) 754-1800 FAX (207) 756-8479

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, **JONATHAN NOLAN** of Portland, County of Cumberland and State of Maine and **ROBERT LYONS** of Newfane, County of Windham and State of Vermont in consideration of one dollar and other valuable considerations paid by **STEPHANOS ORESTIS** of 95 Chadwick Street, Portland, Maine 04102 the receipt where we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said **STEPHANOS ORESTIS**, his heirs and assigns, and to the survivor of them and their heirs and assigns of the survivor of them forever, the following described property:

A certain lot or parcel of land with the buildings thereon, situated in Portland, County of Cumberland and bounded and described as follows:

Beginning at the corner formed by the intersection of the southerly side of West Street with the easterly side of Carleton Street; thence running easterly by West Street forty-eight (48) feet to a point; thence southerly parallel to Carleton Street one hundred (100) feet to a point; thence westerly parallel to West Street forty-eight (48) feet to said Carleton Street; thence northerly by Carleton Street one hundred (100) feet to the corner and point of beginning.

Meaning and intending to convey herewith the same premises conveyed to the within named Grantors by Nancy I. Simpson by Warranty Deed dated December 31, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7613, Page 0186.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **STEPHANOS ORESTIS** being single, his heirs and assigns, and to the survivor of them and the heirs and assigns of the survivor of them, to their own use and behoof forever

And we do covenant with the said Grantee, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all encumbrances; that we have good right to sell and convey the same to the said Grantee, his heirs and assigns and the survivor of them, and the heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons.

**IT WITNESS WHEREOF**, we, the said **JONATHAN NOLAN** and **ROBERT LYONS**, relinquishing and conveying our rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 26th day of February in the year of our Lord one thousand nine hundred and ninety-nine.

MAINE REAL ESTATE TAX PAID

JN

BUILDING PERMIT REPORT

DATE: 6 OCT. 99 ADDRESS: 34 West ST. CBL: 055-A-006

REASON FOR PERMIT: To make Foundation changes

BUILDING OWNER: Stephanos Orostis

PERMIT APPLICANT: \_\_\_\_\_ (Contractor) D. R. Hubbard & Sons A/E/C

USE GROUP R-2 CONSTRUCTION TYPE 53

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments) \$ 14,800.00  
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993) \$ 114.00

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*2, \*3, \*4, \*5, \*27, \*29, \*32

Approved with the following conditions: \_\_\_\_\_

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approval 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 bolts. (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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
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", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and 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 36" but not more than 38". Use Group R-3 shall not be less than 30", 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)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
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)

COMMENTS

11/3/99 Checked forms being installed for  
footing OK to pour  
11/4/99 Checked forms footing poured  
check rebar OK to pour wall  
finishing  
11/20 final inspection done on wall OK to  
close work completed now

C B L  
55-A-006

perm# 991147

Inspection Record

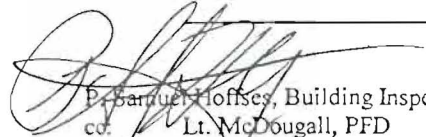
Type

Foundation: \_\_\_\_\_  
Framing: \_\_\_\_\_  
Plumbing: \_\_\_\_\_  
Final: \_\_\_\_\_  
Other: \_\_\_\_\_

Date

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 closer'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/1996), 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
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
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 maintained to NFPA #72 Standard.
22. The Sprinkler System shall 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/1996)
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 shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a 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.
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.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
35. \_\_\_\_\_
36. \_\_\_\_\_
37. \_\_\_\_\_
38. \_\_\_\_\_

  
 P. Barquet-Hoffses, Building Inspector  
 cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 7/24/99

**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**