

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

## BUILDING PERMIT

This is to certify that Port Property Management / Tom Watson

Located At 18 LEWIS ST.

Job ID: 2011-02-470-MF 3-4

CBL: 056 - - A - 006 - 001 - - - -

has permission to Install a Rinnia in Basement

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

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

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

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

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

05/16/2011

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

## BUILDING PERMIT INSPECTION PROCEDURES

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

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

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

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

1. Close-In: (Electrical, Framing, Plumbing)
2. Final Inspection

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

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



# PORTLAND MAINE

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

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-02-470-MF 3-4

Located At: 18 LEWIS

CBL: 056 - - A - 006 - 001 - - - -

## **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain a four family condominium dwelling. Any change of use shall require a separate permit application for review and approval.
4. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

## **Fire**

1. Installation shall comply with City Code Chapter 10.
2. Fuel-fired boilers shall be protected in accordance with NFPA 101, *Life Safety Code*.
3. Installation shall comply with NFPA 211, *Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances*; NFPA 54, *National Fuel Gas Code*; NFPA 70, *National Electrical Code*; and the manufacturer's published instructions.

## **Building**

1. The installation must comply with UL, the Manufacturers' Listing, and State of Maine Gas Regulations.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. Maintain proper setback(s) from property lines/buildings and proper clearances from vertical openings when direct venting
4. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
5. Maintain proper fire separations; please contact our office with any questions.

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

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

Job No: <b>2011-02-470-MF 3-4</b>  #2011-1857 HVAC	Date Applied: 5/2/2011	CBL: 056 - - A - 006 - 001 - - - -	
Location of Construction: <b>18 LEWIS ST</b>	Owner Name: <b>Port Property Management @ Tom Watson</b>	Owner Address: <b>104 GRANT ST PORTLAND, ME - MAINE 04101</b>	Phone:
Business Name:	Contractor Name: <b>Patriot Mechanical LLC</b>	Contractor Address: <b>PO Box 747 GORHAM, MAINE 04038</b>	Phone:  (207) 839-9500
Lessee/Buyer's Name:	Phone:	Permit Type: <b>multi unit (4) - HVAC</b>	Zone:  <b>R-6</b>
Past Use:  <b>4 Residential Condominiums under # 2011-02-470</b>	Proposed Use:  <b>Same: 4 Residential Condos -- to install a Rinnai heater in the basement</b>	Cost of Work:	CEO District:
		Fire Dept:  <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A  Signature:	Inspection: Use Group: Type: <b>HVAC</b>  Signature: <i>[Signature]</i>
Proposed Project Description: <b>18 Lewis - Rinnai heater in basement</b>		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.	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>5/5/11</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <i>within</i> <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>5/5/11</i>
	<b>CERTIFICATION</b> <i>all with conditions</i> <i>any exterior work requires A. Separate Review &amp; Approval</i>		

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 appication 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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHON
---------------------------------------------	------	------





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 18 LEWIS STREET Portland Use of Building 56-A-6: CONDOMINIUM Date 5/2/11  
Name and address of owner of appliance PONT PROPERTY MANAGEMENT 104 GRANT STREET  
Portland, ME 04101  
Installer's name and address PATRIOT MECHANICAL, LLC  
P.O. BOX 747 GORHAM, ME 04038 Telephone 207-839-9500

**Location of appliance:**

- ☒ Basement ☐ Floor  
☐ Attic ☐ Roof

**Type of Fuel:**

- ☒ Gas ☐ Oil ☐ Solid

**Appliance Name:** RinniaU.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 # PNT-2357  
☐ Other \_\_\_\_\_

**Type of Chimney:**

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

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

- ☒ Direct Vent  
Type PVC UL# \_\_\_\_\_

**Type of Fuel Tank**

- ☐ Oil  
☐ Gas

Size of Tank \_\_\_\_\_

Number of Tanks \_\_\_\_\_

Distance from Tank to Center of Flame \_\_\_\_\_ feet.

Cost of Work: \$19,678.00Permit Fee: \$ 120**Approved**

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

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

Bldg.: \_\_\_\_\_

**Approved with Conditions**

- ☐ See attached letter or requirement

Inspector's Signature \_\_\_\_\_

Date Approved \_\_\_\_\_

Signature of Installer Scott [Signature]

White - Inspection

Yellow - File

Pink - Applicant's

Gold - Assessor's Copy

## E75C / E110 Condensing Boiler

### Standard Features

- Onboard outdoor reset control system with sensor standard
- Prebuilt plumbing kit with insulated Low Loss Header
- Priority DHW standard
- Built in DHW plate heat exchanger
- Domestic hot water plate warming
- Modulating Ceramic premix burner
- 5:1 turn down ratio
- Spark ignition
- Exceeds SCAQMD 1146.2 Low NO<sub>x</sub> requirements
- Stainless Steel Water tube condensing heat exchanger
- Direct Vent sealed combustion
- Concentric and twin pipe venting adapters included
- Approved for room and closet installations

### Optional Accessories

- RS100 Single zone controller
- Flue Gas temperature sensor
- Room Air Filter
- NG to LP conversion Kit
- LP to NG Conversion Kit

E110

### SPECIFICATIONS

#### General Specifications

	Units	Boiler Model	Boiler Model
		E75C	E110C
Water content	gal	0.9	1.3
Max. supply boiler temperature	°F	176	176
Max operating pressure	psi	45	45
Relief valve rating	MBH	375	375
Relief valve pressure rating	psi	30	30
Dry weight	lbs	91	101
Min inlet gas pressure NG	"W.C.	4.0"	4.0"
Max inlet gas pressure NG	"W.C.	10.5"	10.5"
Min inlet gas pressure LP	"W.C.	8.0"	8.0"
Max inlet gas pressure LP	"W.C.	14.0"	14.0"
Max equivalent exhaust vent length	ft	100	100
Max equivalent combustion air vent length	ft	100	100
Approved venting materials		Polypropylene, Stainless Steel, PVC, CPVC	

#### Performance Specifications

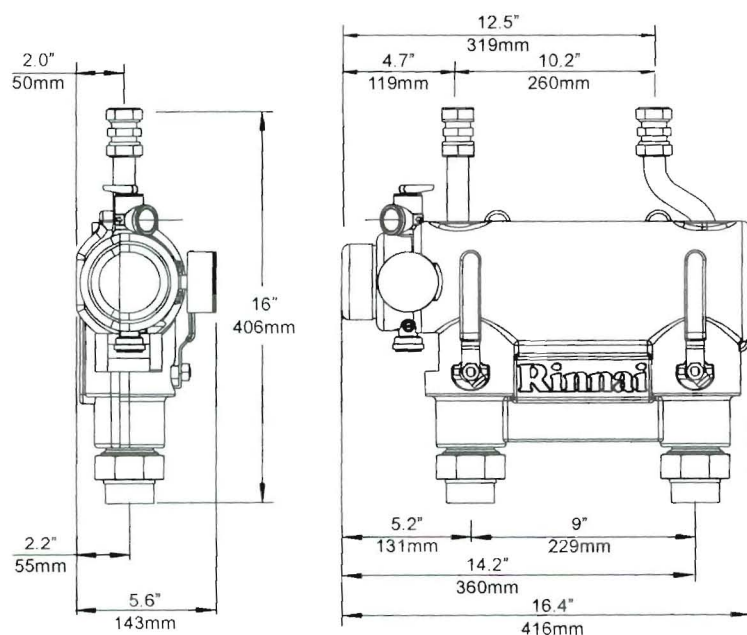
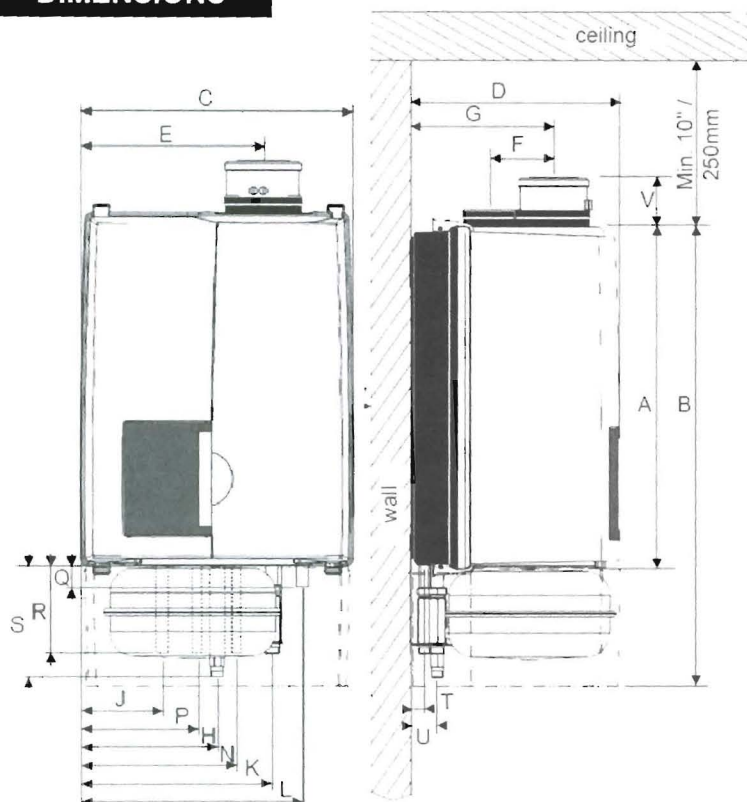
	Units	Boiler Model	
		E75C	E110C
Fuel Type		NG/LP	NG/LP
Input	MBH	75	110
Heating Capacity	MBH	69	101
AFUE (I=B=R)	%	96.5	96.1
Part Load Efficiency (EN677)	%	98.8	99.0
DHW flow rate 75°F ΔT	gpm	2.1	3.2

#### Electrical Specifications

	Units	Boiler Model	
		E75C	E110C
Electrical Voltage Mains	V/Hz	120/60	120/60
Electrical Voltage Controls	V	24	24
Power Consumption Max Load	W	145	145
Power Consumption Stand by Load	W	14	14
Recommended Circuit breaker rating	A	15	15

Rinnai is continually updating and improving products; therefore, specifications are subject to change without prior notice. Local, state, provincial and federal codes must be adhered to prior to installation.

### DIMENSIONS

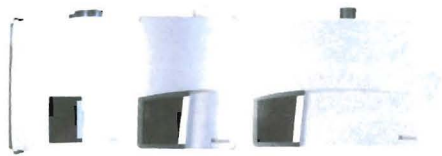


		E75C	E110C
		inch / mm	
A	Height	25.6 / 650	
B	Height with expansion tank	NA	34.3 / 870
C	Width	19.7 / 500	
D	Depth	15.6 / 395	
E	Left side / vent	13.2 / 335	
F	Center to center / vent and air supply	4.7 / 120	
G	Back / vent	10.6 / 270	
H	Left side / gas pipe	9.8 / 250	
J	Left side / supply pipe	5.9 / 150	
K	Left side / return pipe	13.8 / 350	
L	Left side / condensate pipe	15.9 / 405	
N	Left side / cold water pipe	11.2 / 285	
P	Left side / hot water pipe	8.5 / 215	
Q	Pipe length of g	0.7 / 19	8.5 / 215
R	Pipe length of c	1.6 / 40	
S	Pipe length of f, k, r, and w	2 / 50	6.3 / 160
T	Back / center of pipe c, k, and w	1 / 26	
U	Back / Center of pipe f, g, and r	2 / 50	
V	Pipe length vent co-axial Pipe length vent parallel	3.7 / 95 7 / 177	

### Clearances

	Minimum required clearance to combustibles and non-combustibles	Recommended service clearances
	inch / mm	inch / mm
Top	2 / 50	10 / 250
Back	0	0
Front	6 / 150	24 / 600
Left side	2 / 50	2 / 50
Right side	2 / 50	2 / 50
Floor / Ground	12 / 300	30 / 762
Vent	0	0





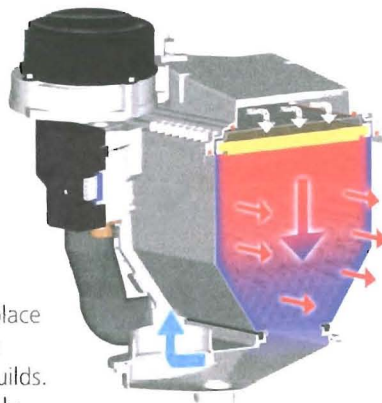
# Rinnai®

## RINNAI CONDENSING TECHNOLOGY FOR HEATING YOUR WHOLE HOUSE – AND YOUR WATER

RINNAI CONDENSING WALL-MOUNTED GAS BOILERS FOR WHOLE-HOUSE HEATING AND HOT WATER

### Optimum comfort Minimum heating costs

Heat an entire home – even get domestic hot water – with the economical, reliable and compact choice from Rinnai. Now, the premier name in tankless water heating brings you two series of wall-mounted, condensing gas boilers that can be easily retrofitted to replace traditional, less efficient boilers or provide simple, space-saving installation in new builds. All seven models feature Rinnai's exclusively designed stainless steel heat exchanger to deliver unparalleled performance and efficiency.



### Choose from two lines designed to fit your application

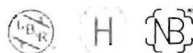
Rinnai offers more efficiency, more energy cost savings and more durability. Choose from the Rinnai E Series, perfect for homes with small domestic hot water needs, or the Q Series, ideal in all homes where there is a larger demand for domestic hot water. Four heating-only models and three combi models offer maximum BTU inputs ranging from 75,000 to 205,000 and operate on either natural gas or propane.

#### Rinnai E Series

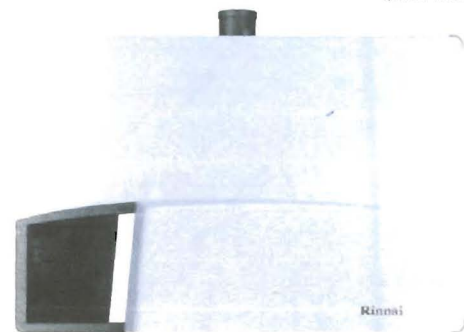
- Two compact combi models for heating and domestic hot water
- Stainless steel heat exchanger
- Integrated stainless steel plate warming for faster domestic hot water delivery
- Integrated pump and expansion tank
- A variety of venting options

#### Rinnai Q Series

- Fully modulating pump combines with stainless steel heat exchanger to make this one of the more efficient units available
- Combi unit includes 6.6 gallon fully insulated indirect tank with built-in thermostatic mixing valve
- Optional 3-way diverter valve (indirect DHW tank kit) available for "S" System models



Q Series 175C



### Benefits at a glance

- Up to 96.5% AFUE efficiency
- Stainless steel primary boiler heat exchanger
- Integrated domestic hot water plate exchanger
- Compact wall-mounted design saves space over traditional boilers
- Super quiet operation
- Optional internal 3-way valve eliminates the need for a pump for the indirect tank
- Outdoor reset function with sensor included
- Pre-assembled plumbing kits with low-loss header included
- Choose between propane or natural gas units (conversion kits available)
- Variety of venting options available, with direct-vent ready out-of-the-box; dual-pipe adaptor included
- ASME certified units
- ENERGY STAR® qualified models



# RINNAI CONDENSING WALL-MOUNTED GAS BOILERS

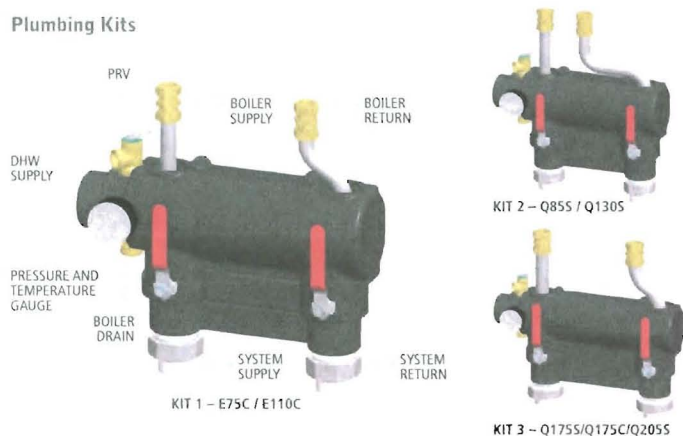


RS100

## RS100 Controller

- Simple digital controller with backlit display
- Direct communication with boiler
- Adaptive room control
- Error reporting and auto service message
- Automatic summer/winter time change
- Local override of the room temperature
- Flow temperature control
- Features three clock programs and three week profile programs, programmable for holidays

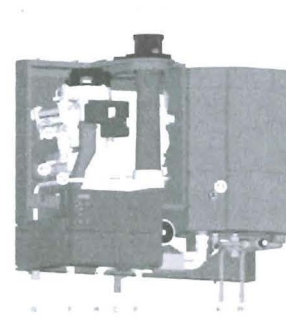
## Plumbing Kits



E Series



Q Series



## Condensing Gas Boilers - Parts

E SERIES	SHARED COMPONENTS	Q SERIES
8 plate exchanger DHW	1 heat exchanger	8 cylinder DHW (combi)
14 exhaust	2 ignition unit	10 Control Tower (CMS)
15 combustion air supply	3 fan unit	14 thermostatic mixing valve
16 Brazed plate heat exchanger	4 air inlet attenuator	15 exhaust
T1 supply sensor	5 gas valve	16 combustion air supply
T3 sensor DHW and flow switch	6 automatic air vent	17 air box
A supply connection central heating	7 ceramic burner cassette	18 identification plate
R return connection central heating	9 operating panel	T1 flow sensor
C condensate pipe	11 water filter return CH	T3 cylinder sensor DHW (combi)
K domestic cold water pipe	12 three-way valve	F supply connection central heating
W domestic hot water pipe	13 boiler loop pump	R return connection central heating
	T2 return sensor	C condensate pipe
	P1 water pressure sensor	E expansion vessel pipe (Q51C)
	G gas pipe	K domestic water pipe (combi)
		W domestic hot water pipe (combi)

## Rinnai Condensing Wall-Mounted Gas Boilers - "C" Combi and "S" System

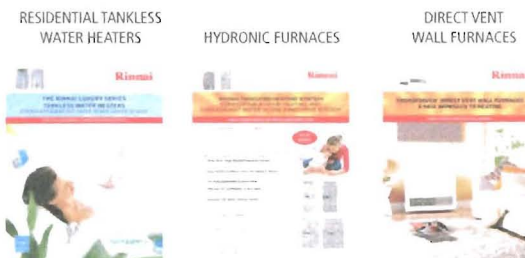
Models	E75C	E110C	Q855	Q1305	Q1755	Q175C	Q2055
Dimensions	W 20" (500 mm) H 26" (650 mm)* D 16" (395 mm)	W 20" (500 mm) H 26" (650 mm)* D 16" (395 mm)	W 20" (500 mm) H 27" (680 mm) D 15" (385 mm)	W 20" (500 mm) H 27" (680 mm) D 15" (385 mm)	W 26" (660 mm) H 27" (680 mm) D 15" (385 mm)	W 40" (1000 mm) H 27" (680 mm) D 15" (385 mm)	W 26" (660 mm) H 27" (680 mm) D 15" (385 mm)
Weight	86 lbs (39 kg)	88 lbs (40 kg)	110 lbs (50 kg)	117 lbs (53 kg)	141 lbs (64 kg)	196 lbs (89 kg)	141 lbs (64 kg)
Minimum/Maximum Input BTU (Heating)	17,000-75,000 (NG) 37,000-75,000 (LP)	26,000-110,000 (NG) 59,000-110,000 (LP)	17,000-85,000 (NG) 37,000-85,000 (LP)	26,000-130,000 (NG) 59,000-130,000 (LP)	35,000-175,000 (NG) 74,000-175,000 (LP)	35,000-175,000 (NG) 74,000-175,000 (LP)	41,000-205,000 (NG) 74,000-205,000 (LP)
Minimum/Maximum Input BTU (Direct Hot Water)	17,000-85,000 (NG) 37,000-85,000 (LP)	26,000-130,000 (NG) 59,000-130,000 (LP)					
Maximum Flow Rate Domestic Hot Water	2.1 GPM (75° F Delta T)	4.6 GPM (50° F Delta T)	Indirect tank compatible	Indirect tank compatible	Indirect tank compatible	6.2 GPM (50° F Delta T)	Indirect tank compatible
AFUE Rating (NG and LP)	96.5%	96.1%	96.1%	96.1%	95.7%	95.7%	95.7%
Optional Digital Controller (s)	RS100	RS100	RS100	RS100	RS100	RS100	RS100

\*Includes expansion tank

Rinnai is continually updating and improving products; therefore, specifications are subject to change without prior notice. Local, state, provincial and federal codes must be adhered to prior to and upon installation.

## FOR MORE INFORMATION ON RINNAI PRODUCTS

## ADDITIONAL RINNAI LITERATURE AVAILABLE



## Rinnai America Corporation

103 International Drive  
Peachtree City, GA 30269

Toll Free 1-800-621-9419

Phone: 678-829-1700 • Fax: 678-364-8643

Visit our Website: [www.rinnai.us](http://www.rinnai.us)

E-mail: [marketing@rinnai.us](mailto:marketing@rinnai.us)

# Rinnai



**Job Summary Report**  
**Job ID: 2011-02-470-MF 3-4**

Report generated on May 5, 2011 11:08:54 AM

Page 2

Inspection Details								
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag		
Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Fees per Unit/per C of O	\$900.00			2/23/11	1488	\$900.00		

**Permit #: 20111857**

Permit Data								
Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date		
8698	Four Unit Condo	Initialized	Install a Rinnia in Basement					
Inspection Details								
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag		
Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Job Valuation Permit Based Fee	\$220.00							

5/2/11 #2011-1857

**Job Summary Report**  
Job ID: 2011-02-470-MF 3-4

Report generated on May 5, 2011 11:08:54 AM

Page 1

<b>Job Type:</b>	New Multi-Family 3-4	<b>Job Description:</b>	18 Lewis	<b>Job Year:</b>	2011
<b>Building Job Status Code:</b>	Approved	<b>Pin Value:</b>	715	<b>Tenant Name:</b>	
<b>Job Application Date:</b>		<b>Public Building Flag:</b>	N	<b>Tenant Number:</b>	
<b>Estimated Value:</b>		<b>Square Footage:</b>			
<b>Related Parties:</b>	<div>Tom Watson <i>Property Owner</i></div> <div>Patriot Mechanical LLC - Patriot Mechanical LLC Patriot Mechanical LLC <i>MECHANICAL CONTRACTOR</i></div>				

**Job Charges**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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**Location ID: 8698**

**Location Details**

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
K16970	056 A 006 001		M				-70.269272	43.64978

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				18 LEWIS STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
FOUR FAMILY		RESIDENTIAL			Historic District		DISTRICT 3	WEST END

**Structure Details**

**Structure: Four Unit Condo**

**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Three - Four Family Building	0			18 LEWIS STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference
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User Defined Property	Value
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*reNAME heater in Basement*

**Permit #: 20111487**

**Permit Data**

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
8698	Four Unit Condo	Final Insp Comp	4 Unit Residential to 4 Unit Condo	3/14/11		9/10/11

*in historic*

*unlike not in Q*