

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that SEA OTTER-TAYLOR LIMITED
LIABILITY COMPANY

Located At 12 TAYLOR ST

CBL: 057- B-009-001

Job ID: 2012-11-5446-HVAC

has permission to Install Rinnai gas equipment

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

**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

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.**

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

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-11-5446-HVAC

Located At: 12 TAYLOR ST

CBL: 057- B-009-001

Conditions of Approval:

Fire

Installation shall comply with City Code Chapter 10.

Fuel-fired boilers shall be protected in accordance with NFPA 101, *Life Safety Code*.

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.

NFPA 91, *Standard for Exhaust Systems for Air Conveying Vapors, Gases, Mists, and Noncombustible Particulate Solids*;

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-11-5446-HVAC	Date Applied: 11/20/2012	CBL: 057- B-009-001	
Location of Construction: 12-14 TAYLOR ST	Owner Name: SEA OTTER TAYLOR LLC	Owner Address: 39 COVESIDE LN YARMOUTH, 04096 MAINE - ME	Phone:
Business Name:	Contractor Name: Scott Clemmons	Contractor Address: 50 INDIAN TRAIL BROWNFIELD, ME 04010	Phone: 462-7995
Lessee/Buyer's Name:	Phone:	Permit Type: HVAC	Zone: R-6
Past Use: Six (6) Residential Dwelling Units	Proposed Use: Same: Six Residential Dwelling Units - to install Rinnai gas fired heating system	Cost of Work: \$39,000.00 Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Scott Clemmons</i>	CEO District: Inspection: Use Group: R-2 Type: HVAC MUBEC 109 Signature: <i>SWB</i> 12/24/12
Proposed Project Description: Install Rinnai gas equipment		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

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

- Shoreland
- Wetlands
- Flood Zone
- Subdivision
- Site Plan

___ Maj ___ Min ___ MM

Date: *ok - S*
11/29/12

Zoning Appeal

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

Date:

Historic Preservation

- Not in Dist or Landmark
- Does not Require Review
- Requires Review
- Approved
- Approved w/Conditions
- Denied

Date: *any exterior work requires a separate review's approval*

CERTIFICATION

12/26/12 RSW

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 the City of Portland. In addition, if a permit for work described in the application is issued, I certify that the code official's authority shall be used to enforce the provision of the code(s) applicable to such work. In addition, if a permit for work described in the application is issued, I certify that the code official's authority shall be used to enforce the provision of the code(s) applicable to such work.

SIGNATURE OF APPLICANT

RESPONSIBLE PERSON IN CHARGE OF WORK

DATE

PHONE

DATE

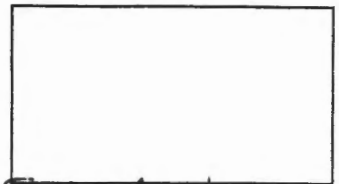
PHONE

*Please Route 12/24/12
to Fire Dept.
after historic
Oil Boiler is failing
Please Rush
Jamie*



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



Expedite (if possible - heating) #

Entered 11/21/12
2012-11-5416 HVAC

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 112 Taylor 057 8009 Use of Building multi unit Date 11-12-2012
 Name and address of owner of appliance 1244 Taylor St.
SEA OTTER LLC Yarmouth, ME 04096 R-6
 Installer's name and address Scott Clemens Historic
 Telephone 207-462-7995

Location of appliance:
 Basement Floor
 Attic Roof

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 NOV 20 2012
 Dept. of Building Inspections
 Solid City of Portland Maine

Type of Fuel:
 Gas Oil Solid

Appliance Name: ROMAN 2250W
 U.L. Approved Yes No
 Will appliance be installed in accordance with the manufacture's installation instructions? Yes No
Replacing existing heat source

IF NO Explain: _____

The Type of License of Installer:
 Master Plumber # _____
 Solid Fuel # _____
 Oil # _____
 Gas # PNT 1127
 Other _____

Type of Chimney:
 Masonry Lined
 Factory built _____
 Metal
 Factory Built U.L. Listing # _____
 Direct Vent
 Type Concentric UL# _____

Type of Fuel Tank
 Oil
 Gas

Size of Tank _____

Number of Tanks _____

Distance from Tank to Center of Flame _____ feet.

Cost of Work: \$ 3800.00

Permit Fee: \$ 410.00 + Historic
460.00

Approved

Approved with Conditions

Fire: _____
 Ele.: _____
 Bldg.: _____

See attached letter or requirement

Inspector's Signature

Date Approved

Signature of Installer _____



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Receipts Details:

Tender Information: Check , Check Number: 2067\$460.00

Tender Amount: 460.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 11/21/2012

Receipt Number: 50465

Receipt Details:

Referance ID:	8827	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	410.00	Charge Amount:	410.00
Job ID: Job ID: 2012-11-5446-HVAC - Install Rinnai gas equipment			
Additional Comments: 12 Taylor HVAC			

Referance ID:	8828	Fee Type:	BP-HRAD
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-11-5446-HVAC - Install Rinnai gas equipment			
Additional Comments:			

Thank You for your Payment!

S.C.Clemons

50 Indian Trail
Brownfield, ME. 04010



Bill To:
Louise Murphy
Sea Otter LLC
39 Coveside Lane
Yarmouth, ME 04096
USA

Date: 10/15/2012
Terms: Payment in 3rds as work
progresses
Invoice #: 2013-143
PO #: 12/14 Taylor St.

Estimate Only

Description	Price	Quantity	Total
FURNISH AND INSTALL	39000.00	1	39,000.00
<i>SIX GAS FIRED WALL HUNG BOILERS WITH DOMESTIC HOT WATER AND ONE ZONE OF HEAT USING THE EXISTING BASEBOARD. THE BOILERS WILL BE INSTALLED AND VENTED IN EACH UNIT AS DETAILED IN THE PRINTS. EACH UNIT WILL HAVE ITS OWN GAS SUPPLY USING SCHEDULE 40 GAS PIPE STARTING FROM THE EXISTING GAS SUPPLY AND RUNNING UP TO EACH BOILER. APPROPRIATE SIZED LINES WILL BE RUN FROM THE BOILER TO THE RANGE RANGE.</i>			
<i>6 RINNAI E75CN GAS FIRED BOILER.</i>			
<i>6 ZONES OF HEAT 1 EA UNIT</i>			
<i>6 GAS SUPPLY LINES 1EA UNIT.</i>			
<i>6 DIRECT VENT KIT HORIZONTAL</i>			

Amount of Sale	39,000.00
Total	\$39,000.00

Acceptance of Proposal

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strike, accidents or delays beyond our control.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Payment will be made as outlined above.

Signature _____

Signature _____

Date _____

For all your Heating & Cooling needs

Jeanie Bourke - 12 & 14 Taylor St.

From: Scott Clemons <clemons.hvac@gmail.com>
To: "jmb@portlandmaine.gov" <jmb@portlandmaine.gov>
Date: 12/24/2012 8:47 AM
Subject: 12 & 14 Taylor St.

RECEIVED
DEC 24 2012
Dept. of Building Inspections
City of Portland Maine

RECEIVED
DEC 24 2012
Dept. of Building Inspections
City of Portland Maine

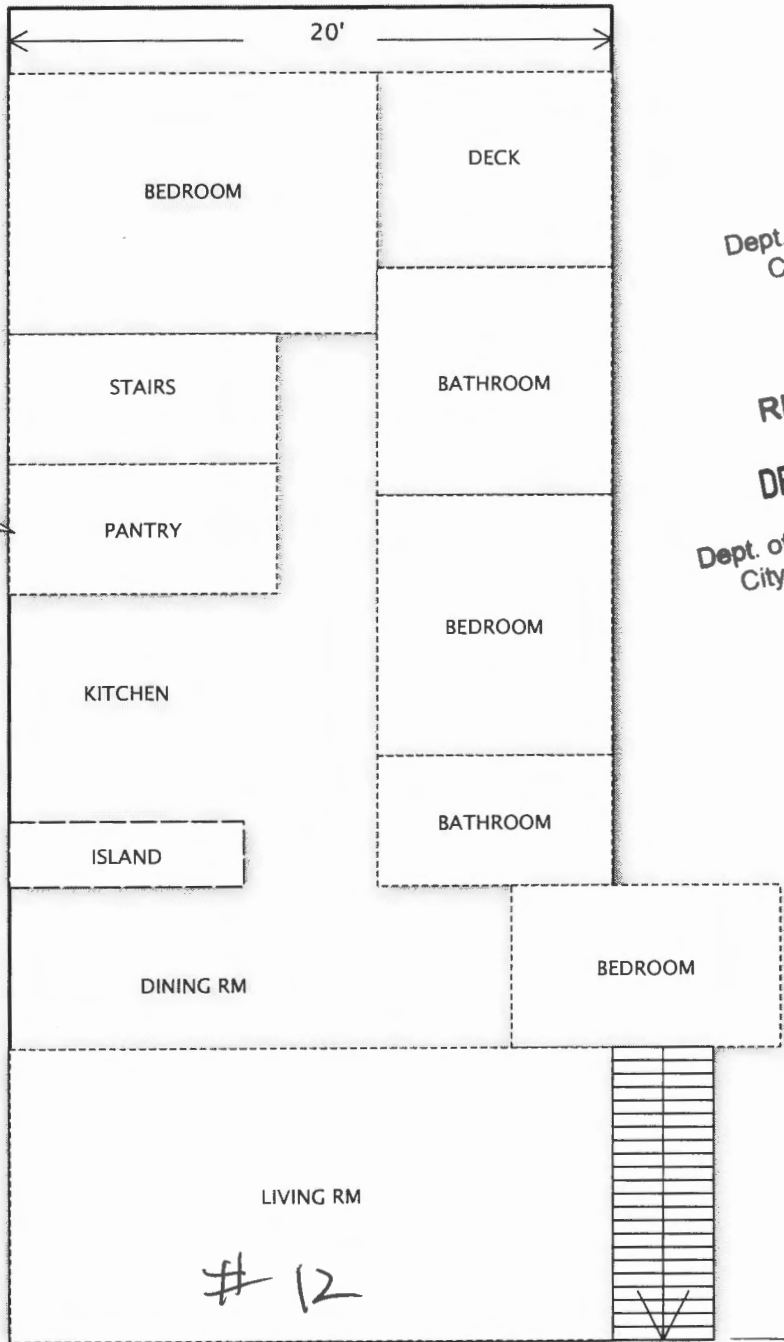
RECEIVED
DEC 24 2012
Dept. of Building Inspections
City of Portland Maine

RINNAI E75CN
CONCENTRIC VENT WILL
PENETRATE WALL AND
EXTEND 5" PAST SIDING.
COMES IN BLACK, CAN BE
PAINTED WHITE.

3 boilers
this side #12
(left)

3 boilers
Right side
#14

Per
Scott. C.
12/24/12



STREET SIDE
12 AND 14
TAYLOR ST.

Here
#14

#12

Robert Wiener - 12 and 14 taylor

From: Scott Clemons <clemons.hvac@gmail.com>
To: <rwiener@portlandmaine.gov>
Date: 12/26/2012 9:39 AM
Subject: 12 and 14 taylor



IMG_0371.JPG

12-14 Taylor

example -
concentric vent
 $\approx 5''$ diam.
4-5'' projection
can be painted
to match siding

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DEC 24 2012
Dept. of Building
City of Portland

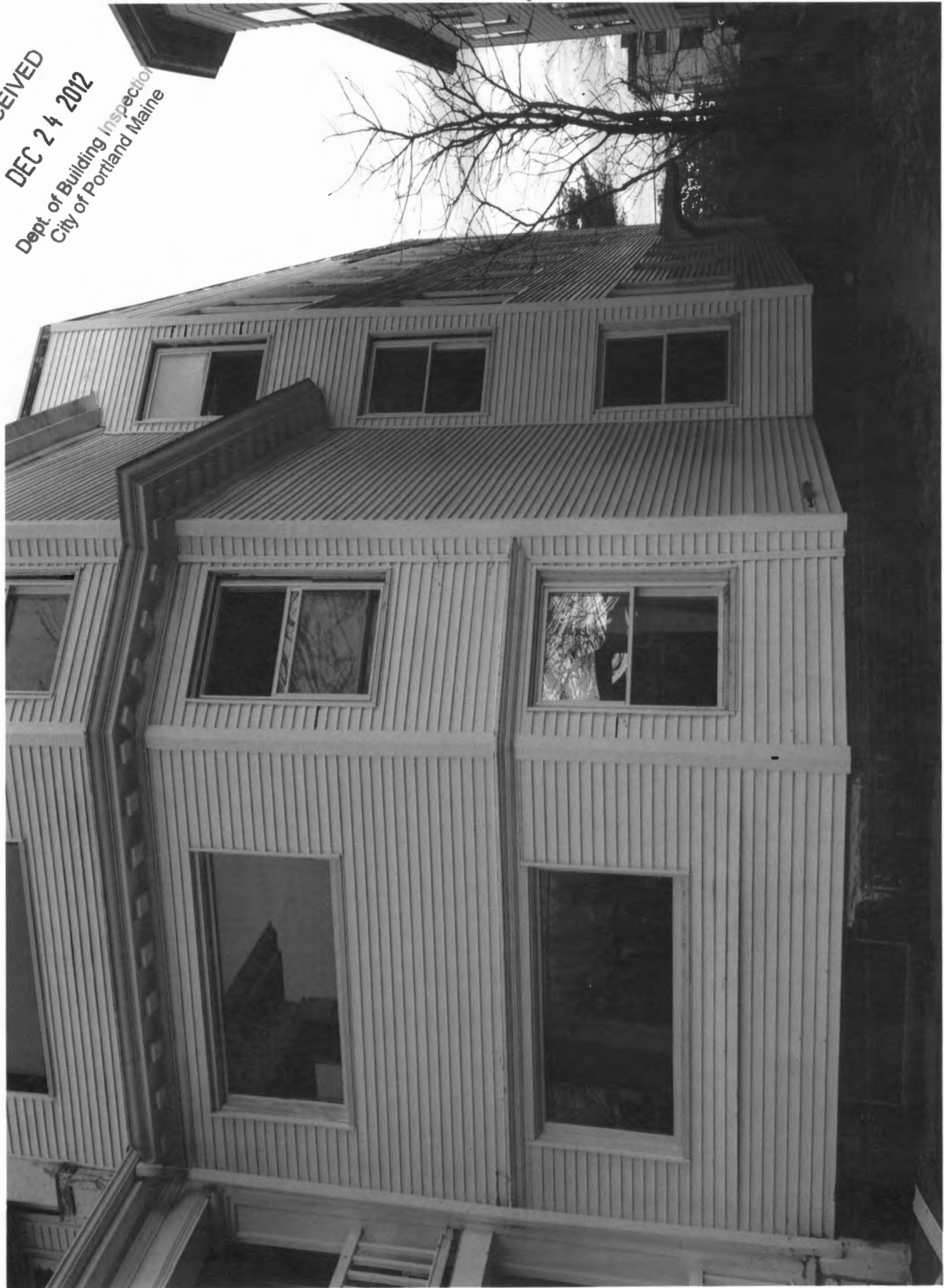


Left ~~Side~~ Side #12

vent - 1 on @ floor, just forward
of side door, painted to
match siding

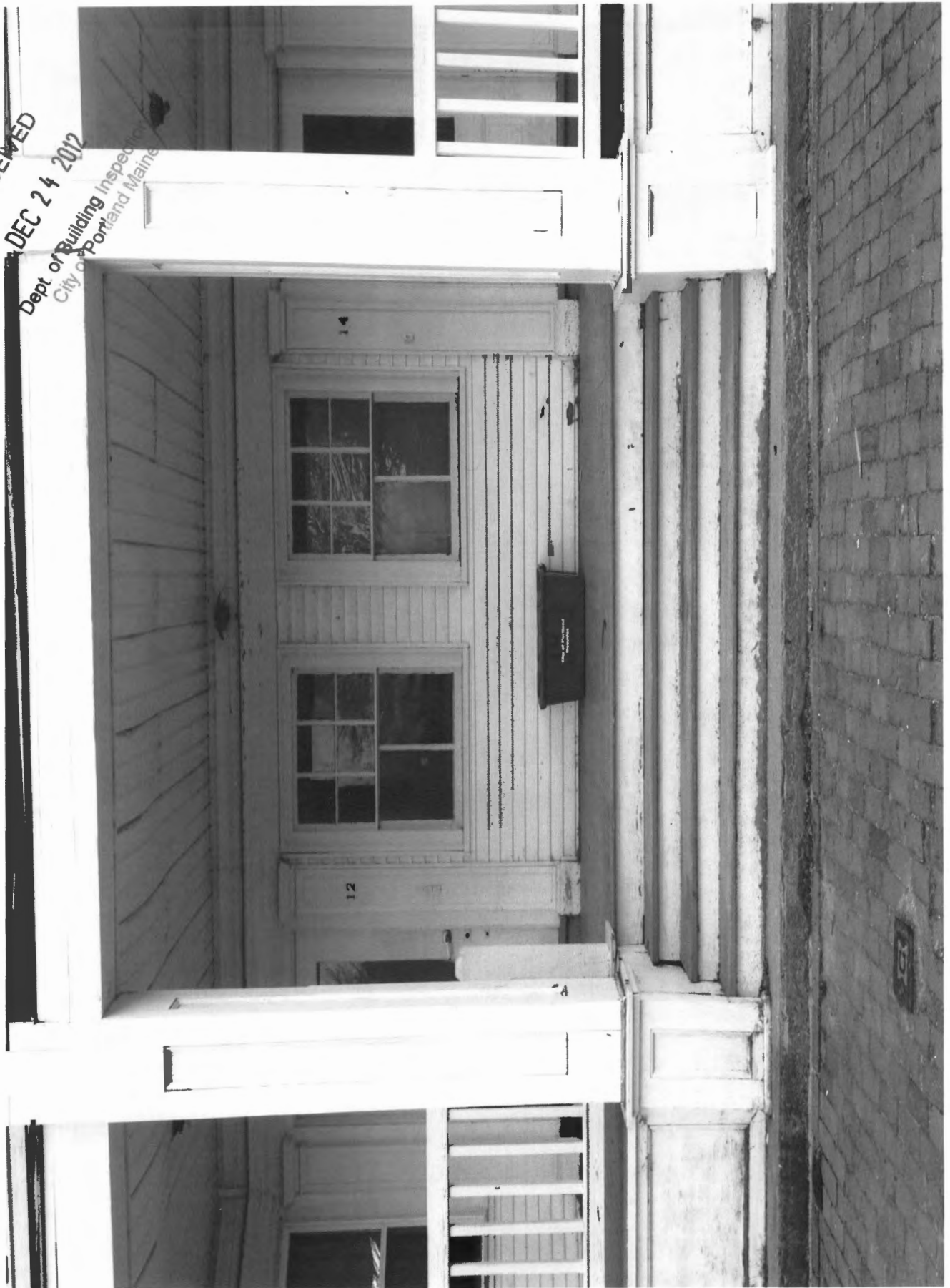
1 on @ floor, at back from front front (just in front of side door

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Dept. of Building Inspection
City of Portland Maine



Right side #14

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Dept. of Building Inspection
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Front

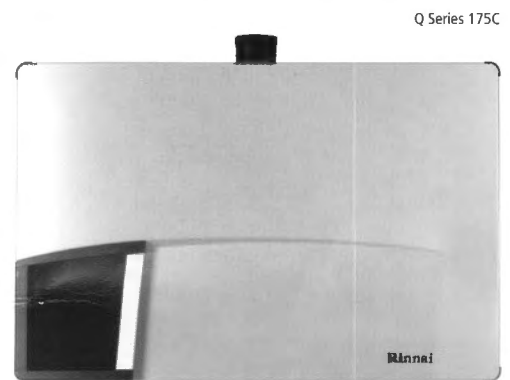
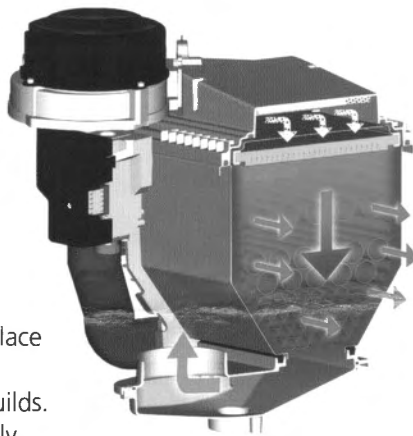


RINNAI CONDENSING TECHNOLOGY FOR HEATING YOUR WHOLE HOUSE – AND YOUR WATER

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.



Q Series 175C

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

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

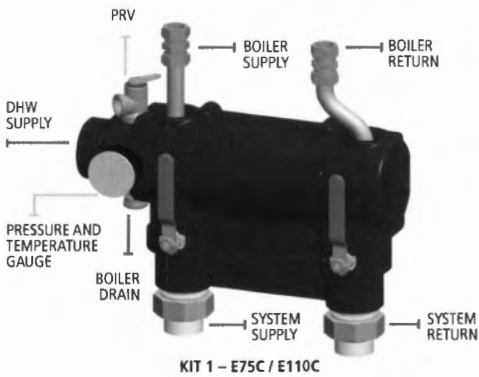


RS100

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



KIT 1 - E75C / E110C

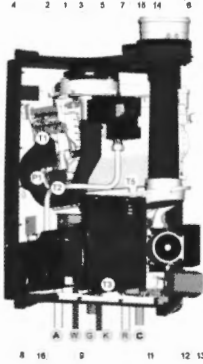


KIT 2 - Q85S / Q130S

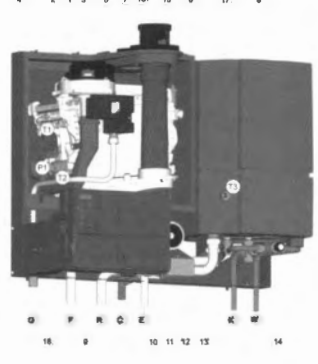


KIT 3 - Q175S/Q175C/Q205S

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 (QS1C)
	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	Q85S	Q130S	Q175S	Q175C	Q205S
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.

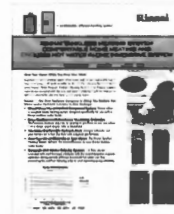
FOR MORE INFORMATION ON RINNAI PRODUCTS

ADDITIONAL RINNAI LITERATURE AVAILABLE

RESIDENTIAL TANKLESS WATER HEATERS



HYDRONIC FURNACES



DIRECT VENT WALL FURNACES



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

E-mail: marketing@rinnai.us

Rinnai

