

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that Justin M Fletcher

Located At 120 BRACKETT ST

Job ID: 2011-05-1181-ALTCOMM

CBL: 057- D-014-118

has permission to Install a Bazi Luna 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

[Signature] 11-18-11

Code Enforcement Officer / Plan Reviewer

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

*OK to close out + scan
NLA*

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.**

Required Inspections:

1. 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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-05-1181-ALTCOMM

Located At: 120 BRACKETT ST

CBL: 057- D-014-118

Conditions of Approval:

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Ventilation of this space is required per ASRAE 62.2 or 62.1, 2007 edition.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. The installation must comply with the State of Maine Gas Regulations. Installation shall comply with 2003 International Mechanical Code and State of Maine Oil and Solid Fuel Board Laws and Rules
5. This solid fuel appliance shall be installed, operated and maintained per the manufacturers specifications, the UL listing, NFPA 211 and IMC 2003.

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. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. 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.
4. This property shall remain as four residential condominiums. Any change of use shall require a separate permit application for review and approval.

Fire

All construction shall comply with City Code Chapter 10.

This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-05-1181-ALTCOMM 2011-12649 HVAC	Date Applied: 10/25/2011	CBL: 057- D-014-118	
Location of Construction: 120 BRACKETT ST (called #118)	Owner Name: Justin M Fletcher	Owner Address: 118 Brackett St PORTLAND, ME 04102	Phone:
Business Name:	Contractor Name: JASON ARTHUR LAMB	Contractor Address: 55 HIGH ST WESTBROOK MAINE 04092	Phone: (207) 239-7700
Lessee/Buyer's Name:	Phone:	Permit Type: HVAC	Zone: R-6
Past Use: Four residential condos	Proposed Use: Same: Four residential condos - to install Baxi Luna comfort 3.1 boiler	Cost of Work: \$2,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: Type: <i>HVAC</i>
		Signature: <i>Capt. Pitone 11/8/11</i>	Signature: <i>[Signature]</i>
Proposed Project Description: 120 Brackett Unit 118		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	Special Zone or Reviews	Zoning Appeal	Historic Preservation
	<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>OK [Signature] 11/3/11</i>	<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:	<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:

CERTIFICATION

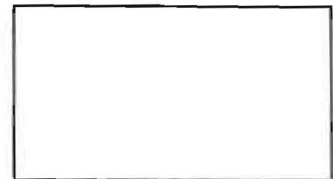
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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



2011-05-1181
2011-12649 HVAC Child
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 119 Brackett Street 57-D-14- Use of Building Single Family Date 10/25/11
Name and address of owner of appliance Justin Fletcher 118 Brackett Street Portland

Installer's name and address Joson Lamb 55 High Street Westbrook ME 04092 Telephone 207-239-7700

Location of appliance:

Basement Floor
 Attic Roof

Type of Fuel:

Gas Oil Solid

Appliance Name: Baxi Luna Comfort 3.10

U.L. Approved Yes No

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

IF NO Explain: _____

Type of Chimney:

Masonry Lined
Factory built _____

Metal
Factory Built U.L. Listing # _____

Direct Vent
Type _____ UL# _____

Type of Fuel Tank

Oil
 Gas

Size of Tank _____

Number of Tanks _____

Distance from Tank to Center of Flame _____ feet.

Cost of Work: \$ 5,000

Permit Fee: \$ 70

RECEIVED
OCT 25 2011
Dept. of Building Inspections
City of Portland Maine

11/3/11

Approved

Approved with Conditions

Fire: _____
Ele.: _____
Bldg.: _____

See attached letter or requirement

Inspector's Signature Date Approved

Signature of Installer

White - Inspection Yellow - File Pink - Applicant's Gold - Assessor's Copy

NG

5.62

.72

BAXI

LUNA 3 COMFORT

High efficiency gas fired wall mounted combination boiler
Chaudière murale à gaz à rendement élevé

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

- 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.

AVERTISSEMENT: Assurez-vous de bien suivre les instructions données dans cette notice pour réduire au minimum le risque d'incendie ou d'explosion ou pour éviter tout dommage matériel, toute blessure ou la mort.

- Ne pas entreposer ni utiliser d'essence ou ni d'autres vapeurs ou liquides inflammables à proximité de cet appareil ou de tout autre appareil.
- **QUE FAIRE SI VOUS SENTEZ UNE ODEUR DE GAZ**
 - Ne pas tenter d'allumer d'appareil.
 - Ne touchez à aucun interrupteur; ne pas vous servir des téléphones se trouvant dans le bâtiment.
 - Appelez immédiatement votre fournisseur de gaz depuis un voisin.
Suivez les instructions du fournisseur.
 - Si vous ne pouvez rejoindre le fournisseur, appelez le service des incendies.
- L'installation et l'entretien doivent être assurés par un installateur ou un service d'entretien qualifié ou par le fournisseur de gaz.

Installation and servicing instructions *Notice d'installation et d'entretien*



BAXI S.p.A., one of the leading European enterprises to produce central heating and hot water devices for domestic use (wall-mounted gaz-operated boilers, floor-standing boilers, electrical water-heaters and steel heating plates) has obtained the QSC certificate of conformity to the UNI EN ISO 9001 norms. This certificate guarantees that the Quality System applied at the **BAXI S.p.A.** factory in Bassano del Grappa, where your boiler was produced, meets the standards of the UNI EN ISO 9001 norm, which is the strictest and concerns all organization stages and operating personnel involved in the production and distribution processes.

BAXI S.p.A., l'une des entreprises leader en Europe dans la production d'appareils de chauffage et sanitaires à usage domestique, (chaudières murales à gaz, chaudières au sol, chauffe-eau électriques, plaques de chauffe en acier), a obtenu la certification CSQ de conformité aux normes UNI EN ISO 9001. Ce certificat assure que le Système de Qualité en usage aux usines **BAXI S.p.A.** de Bassano del Grappa, où l'on a produit cette chaudière, satisfait la plus sévère des normes - c'est-à-dire la UNI EN ISO 9001 - qui concerne tous les stades d'organisation et le personnel intéressé du procès de production et distribution.

Vent Termination Minimum Clearances

A = 12"	clearances above grade, veranda, porch, deck or balcony
B = 12"	clearances to window or door that may be opened
D = 18"	vertical clearance to ventilated soffit located above the terminal within a horizontal distance of 2 feet (60 cm) from the centre line of the terminal
E = 18"	clearance to unventilated soffit
F = 9"	clearance to outside corner
G = 6"	clearance to inside corner
H = 4 ft. (U.S.A.)	not to be installed above a gas meter/regulator assembly within H horizontally from the centre line of the regulator
I = 3 ft. (U.S.A.) 6 ft. (Canada)	clearance to service regulator vent outlet
J = 9" (U.S.A.)	clearance to non-mechanical air supply inlet to building or the combustion air inlet to any other appliance
K = 3 ft. (U.S.A.) 6 ft. (Canada)	clearance to a mechanical air supply inlet
* L = 7 ft.	clearance above paved side-walk or a paved driveway located on public property
** M = 18"	clearance under veranda, porch, deck or balcony

- * a vent shall not terminate directly above a side-walk or paved driveway which is located between two single family dwellings and serves both dwellings unless terminated 7ft above sidewalk.
- ** only permitted if veranda, porch, deck or balcony is fully open on a minimum of 2 sides beneath the floor.

Note: local Codes or Regulations may require different clearances.

The flue terminal must be exposed to the external air and the position must allow the free passage of air across it at all times. In certain weather conditions the terminal may emit a plume of steam. Avoid positioning the terminal where this may cause a nuisance.

3.6 BOILER LOCATION

The boiler is not suitable for external installation.

The boiler must be installed on a flat vertical wall which is capable of supporting the weight of the boiler.

The boiler may be installed in any room or internal space, although particular attention is drawn to the requirements of the current electrical provisions with respect to the installation of the boiler in a room or internal space containing a bath or shower. Where a room-sealed boiler is installed in a room containing a bath or shower, it must not be possible for a person using the bath or shower to touch any electrical switch or boiler control utilizing electricity.

The boiler may be installed in a cupboard or compartment, provided it is correctly designed and sufficiently ventilated for that purpose.

3.7 CENTRAL HEATING SYSTEM - FIG. 17

The boiler is designed for use in a sealed central heating system.

Refer to Technical Data, section 2.8, for details of the heating system volume.

The system should be designed to operate with flow temperatures of up to 185 °F / 85°C. When designing the system, the pump head, expansion tank size, mean radiator temperature, etc. must all be taken into account. Refer to the pump performance table for guidelines.

The boiler is supplied with the following components built in:

Pressure relief valve - set to operate at 30 p.s.i. / 2 bar. The discharge pipe must be routed clear of the boiler to a drain, in such a manner that it can be seen, but cannot cause injury to persons or property.

It is recommended that the relief valve be manually operated at least once a year.

- WARNING:**
1. Avoid contact with hot water coming/out
 2. Prevent water damage

Pressure gauge - to indicate the system pressure to be maintained.

Expansion tank - with a capacity of 2.2 US gal / 10 l and pre-charged to a pressure of 7.25 p.s.i. / 0.5 bar.

By-pass - The boiler incorporates an automatic by-pass. However, where all radiators are fitted with thermostatic radiator valves, an external by-pass must be fitted.

3. GENERAL BOILER INFORMATION

3.1 GAS SUPPLY

The boiler requires a gas rate of 128.1 ft³/h (3.63m³/h).

The meter and supply pipes must be capable of delivering this quantity of gas in addition to the demand from any other appliances in the house. The boiler requires at least a 3/4" gas supply pipe. The complete installation, including the meter must be purged and tested for gas leaks.

3.2 ELECTRICAL SUPPLY

The boiler requires a 120V 60Hz power supply. Ensure the electrical supply is polarised.

The boiler must be grounded.

There must only be one common isolator, providing complete electrical isolation, for the boiler and any external controls.

Use PVC insulated cable 18 AWG x3C 221°F/105 °C.

All wiring must be installed in accordance with requirements of National Electrical Code and any additional national, state, or local code requirements having jurisdiction. All wiring must be N.E.C. Class 1. The boiler must be electrically grounded in accordance with the National Electrical Code, the latest edition of ANSI/NFPA No. 70.

In Canada, installation must conform to CSA C22.1 Canadian Electrical Code Part 1 and any local codes.

3.2.1 INSTALLATION OF ROOM THERMOSTAT

Install room thermostat on an inside wall. Never install where the thermostat will be influenced by drafts, hot or cold water pipes, lighting fixtures, television, sun rays or near a fireplace.

3.3 INTAKE AIR

The boiler does not require any air vents in the room in which it is installed, or when installed in a cupboard or compartment.

3.4 FLUE SYSTEM

WARNING :

To guarantee more operating insurance it is necessary to assure the flue pipes to the wall using the apposite clamps.

3.4.1 CONCENTRIC (COAXIAL) FLUE SYSTEM

The standard horizontal flue assembly supplied with the boiler is 2.64 ft / 0.75 m in length + terminal.

For horizontal flues a minor deviation from the horizontal is allowable, provided it results in a downward slope towards the termination.

Additional flue components are available as follows:

3.28 ft / 1 m flue

90° elbow

45° elbow

For vertical flue terminal assembly, refer to the separate installation instructions supplied with the assembly.

NOTE: If an extra 90° elbow is used, this reduces the maximum flue length by 3.28 ft / 1 m. Each 45° bend used reduces the maximum flue length by 1.64 ft / 0.5 m.

When venting horizontally the first 90° elbow is not included in the flue length.

When venting vertically the vertical termination is not included in the flue length.

Under no circumstances must the flue length (including allowances for extra elbows) exceed 13.2 ft./ 4 m.

1. Locate the flue elbow on the adaptor at the top of the boiler. Set the elbow to the required orientation (rear, right or left).
2. Measure the distance from the outside wall face to the elbow (Fig. 3). This dimension will be known as 'X'.
3. Taking the air intake (outer pipe), mark dimension 'X' as shown (Fig. 4). Measure the length of waste material, and transfer the dimension to the exhaust pipe (inner pipe (Fig. 4).
4. Remove the waste from both pipes. Ensure that the cut ends are square and free from burrs.
5. Remove the flue elbow from the adaptor.

IMPORTANT: Check all measurements before cutting. Clearance to combustible materials when using concentric system is zero.

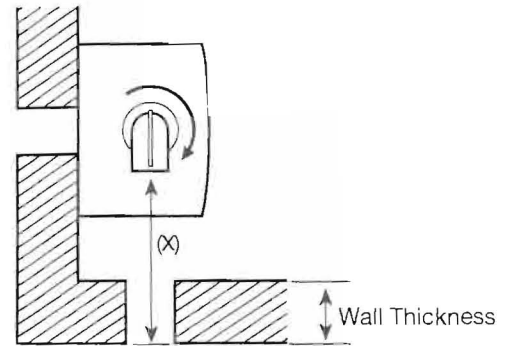
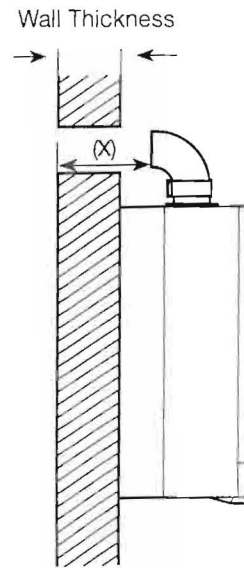


Fig. 3

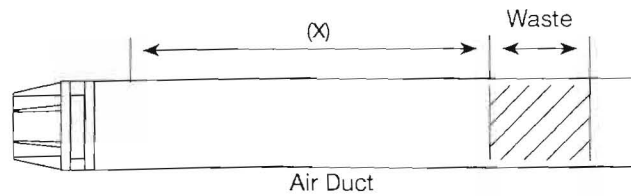


Fig. 4