

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

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

Permit No: 10-1505	Issue Date:	CBL: 068 B006001
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Location of Construction: 165 St John St	Owner Name: Deutsche Bank National	Owner Address: 1761 East St Andrew Place	Phone:
Business Name:	Contractor Name: P & P Plumbing Heating Gas	Contractor Address: 24 Caddie Lane Portland	Phone: 2077973100
Lessee/Buyer's Name	Phone:	Permit Type: HVAC	Zone: B-2

Past Use: <del>Commercial</del> 2 Family	Proposed Use: <del>Commercial</del> 2 Family / Install Baxi 310 gas boiler in the basement.	Permit Fee: \$110.00	Cost of Work: \$8,100.00	CEO District: 2
LEGAL use: 2 Resident, 1 Family		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: HVAC Maine Gas Laws	

Proposed Project Description: Install Baxi 310 gas boiler in the basement.	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Signature:	Date:	

Permit Taken By: gg	Date Applied For: 12/07/2010	<b>Zoning Approval</b>	
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<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 information may invalidate a building permit and stop all work..</p>	<p><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p>	<p><b>Zoning Appeal</b></p> <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	<p><b>Historic Preservation</b></p> <input checked="" type="checkbox"/> Not in District 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
	<p>Date: 12/10/10</p>	<p>Date: 12/10/10</p>	<p>Date:</p>

**PERMIT ISSUED**

DEC 15 2010

City of Portland

**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

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Permit No: 10-1505	Date Applied For: 12/07/2010	CBL: 068 B006001
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Location of Construction: 165 St John St	Owner Name: Deutsche Bank National	Owner Address: 1761 East St Andrew Place	Phone:
Business Name:	Contractor Name: P & P Plumbing Heating Gas	Contractor Address: 24 Caddie Lane Portland	Phone (207) 797-3100
Lessee/Buyer's Name	Phone:	Permit Type: HVAC	

Proposed Use: TWO FAMILY DWELLING / Install Baxi 310 gas boiler in the basement.	Proposed Project Description: Install Baxi 310 gas boiler in the basement.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 12/08/2010  
**Note:** Ok to Issue:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 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 two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jonathan Rioux      **Approval Date:** 12/15/2010  
**Note:** Ok to Issue:

- 1) HVAC system shall meet ASHRAE Standard 62.1-2007
- 2) The installation must comply with the State of Maine Gas Regulations.
- 3) Maintain proper setback(s) from property lines/buildings and proper clearances from verticle openings when direct venting.

**PERMIT ISSUED**

DEC 15 2010

City of Portland

✓  
12/7/10



FILL IN AND SIGN WITH INK

#101505

# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

PERMIT ISSUED

DEC 15 2010  
068 3006

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 165 St. John St. Use of Building Mult. Unit <sup>2 fam</sup> Date 12/3/10  
 Name and address of owner of appliance Royal River Development LLC c/o Milk St. Capitol  
5 Milk St. Portland, Me. 04101  
 Installer's name and address P + P Plumbing Heating Gas  
24 Caddie Lane Portland, Me. 04101 Telephone 207-797-3100

### Location of appliance:

- Basement
- Attic
- Floor
- Roof

### Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: Baxi 310

U.L. Approved  Yes  No

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

IF NO Explain: \_\_\_\_\_  
DEC - 7 2010

### The Type of License of Installer:

- Master Plumber # \_\_\_\_\_
- Solid Fuel # \_\_\_\_\_
- Oil # \_\_\_\_\_
- Gas # PNT6031
- Other \_\_\_\_\_

### Type of Chimney:

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

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

Direct Vent  
Type B/Coaxial Dust free UL# \_\_\_\_\_

### Type of Fuel Tank

- Oil
- Gas, gas Boiler

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

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

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

Cost of Work: \$ 8,100.00

Permit Fee: \$ 110.00

### Approved

### Approved with Conditions

Fire: \_\_\_\_\_  
 Ele.: \_\_\_\_\_  
 Bldg.: \_\_\_\_\_

See attached letter or requirement

Inspector's Signature

Date Approved

Signature of Installer

*[Handwritten Signature]*





# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

Dec 7 2010

Received from POP Permitting Authority

Location of Work 165 So. Jordan

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

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

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

Total: 110.00

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

Other None

CBL: 067 P 000

Check #: 4985 Total Collected \$ 110.00

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

Taken by: [Signature]

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

# BAXI



## **BAXI LUNA 3 Comfort** Modulating Wallhung Boiler



# Baxi Luna 3 Comfort Modulating Wallhung Boiler



The new Baxi Luna 3 Comfort controller made by Bertelli & Partners enhances boiler set up and performance. It can also be used as room thermostat, communicating with an optional external sensor to optimize performance.

## Advanced Functions

- ◆ Climatic curves selection (with external sensor)
- ◆ Selection of the type of building
- ◆ Self-learning function (automatic selection of the best climatic curve)
- ◆ Modulating thermostat
- ◆ DHW timer (with indirect cylinder)
- ◆ Sets up in F° or C°
- ◆ Optional A/C control

## Controller Info Mode

- ◆ Actual DHW temperature
- ◆ Actual external temperature
- ◆ CH set-point temperature
- ◆ Actual CH temperature
- ◆ DHW flow rate
- ◆ Current modulating %
- ◆ Boiler Output %
- ◆ Flame signal %

## Mechanical Specifications

Furnish and install a fully, modulating wallhung boiler, as shown in the plans. The boiler shall be a Baxi Luna 3 Comfort 310 Fi combination central heating and domestic hot water boiler, or approved equal. The boiler shall be pre-assembled, and NG/propane fired. The boiler shall include a Baxi controller made by Bertelli & Partners. It shall feature modulating sealed combustion with a nickel-chrome stainless steel AISI 316L premix burner, copper and aluminum silicone-coated heat exchanger, as well as power venting using outdoor air for combustion. The boiler shall be CSA approved and Energy Star certified, with an

AFUE rating of 85.5%. The boiler shall be manufactured by an OHSAS 18001, ISO 14001 and ISO 9001 registered company to conform to Section IV of the ASME Boiler and Pressure Vessel Code. The boiler's heat exchangers shall bear the ASME H-Stamp. The boiler shall be solar water heating system compatible, and able to bring pre-heated water from an indirect solar tank up to demand. The boiler shall feature these built-in components:

- ◆ 3-way electronic valve
- ◆ Circulating pump with auto air vent
- ◆ Pressure relief valve
- ◆ Expansion Tank
- ◆ Heating circuit fill and drain valves
- ◆ Electronic temperature control
- ◆ High limit switch
- ◆ Low water cut-off
- ◆ Backflow device
- ◆ Automatic by-pass
- ◆ Inducer fan

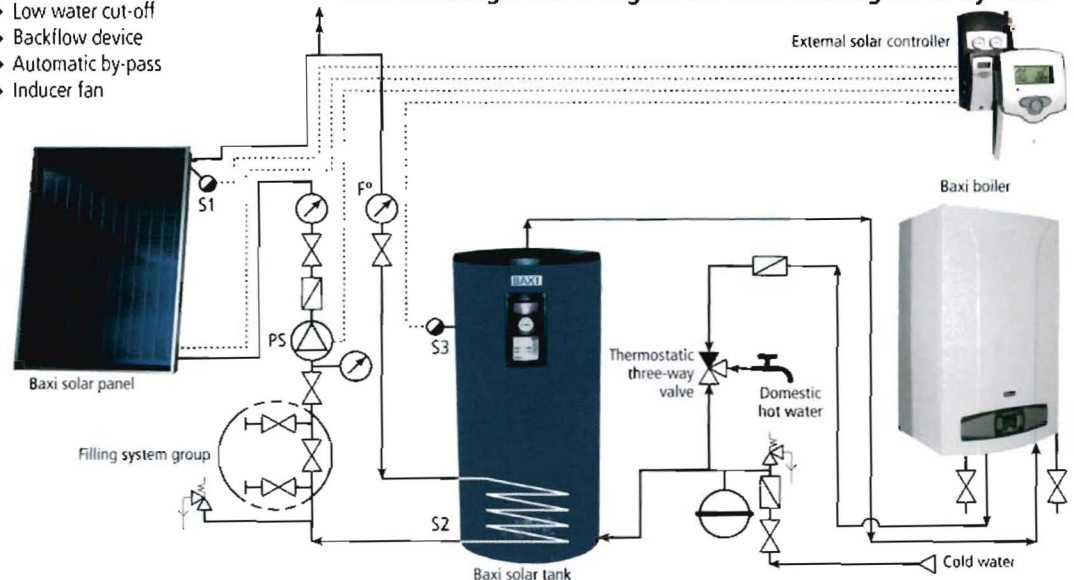
Technical Data		Baxi Luna 3 Comfort 310 Fi Combi CH & DHW	Baxi Luna 3 Comfort 1.31 Fi CH Boiler
AFUE rating	%	85.5	85.5
Thermal efficiency (maximum)	%	89	89
Rated heat input	BTU/hr	126,249	126,249
Reduced heat input		45,040	45,040
Rated heat output		105,776	105,776
Reduced heat output		35,486	35,486
Sealed combustion chamber		yes	yes
Ignition		electronic	electronic
Anti-frost device on heating circuit		yes	yes
Maximum pressure on heating circuit	psi	43	43
Regulation of heating circuit water temperature	- high temp	°F 86/180	86/180
	- low temp	°F 86/113	86/113
Dimensions:	Height	in 30.04	30.04
	Width	in 17.71	17.71
	Depth	in 13.58	13.58
Coaxial/Dual flue tube	in	2.36-3.93/3.14	2.36-3.93/3.14
Net weight	lbs	90	86
Gas type		NG/LP	NG/LP

Baxi Luna 3 Comfort 310Fi is a combination central heating and DHW boiler. A separate plate-to-plate heat exchanger produces DHW of 3.3 gpm at delta T 77°F. All heat exchangers in Baxi Luna boilers are ASME H-Stamp certified, and come with a 10-year warranty.

## Baxi Luna 3 Comfort 310Fi and 1.31Fi Modulation Range (BTU/hr)



## First Wallhung Boiler Designed for Solar Heating Water Systems



# BAXI

**Marathon International**  
 Exclusive North American Distributor for BAXI Products  
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