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

Location of Construction: 105 Cleeve St G.D.I.	Owner: Buy-The-Sea Inc.		Phone:
Owner Address:	Lessee/Buyer's Name:	Phone:	BusinessName: Paige Co.
Contractor Name: Don Jackson	Address: P.O. Box 2297 So. Portland, ME 04116		Phone: 767-0756
Past Use: Vacant Land	Proposed Use: 1-fam	COST OF WORK: $ 75,000.00	PERMIT FEE: $ 396.00
		FIRE DEPT. ☐ Approved ☐ Denied Signature:	INSPECTION: Use Group: Type: Signature:
Proposed Project Description: Construct 1-fam dwelling		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved ☐ Approved with Conditions: ☐ Denied ☐ Signature: Date:	
Permit Taken By: Mary Gresik	Date Applied For: 10 April 1998		

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..

EXPIRED

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

17 March 1999

10 April 1998

SIGNATURE OF APPLICANT Don Jackson 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

Permit No: 990719

PERMIT ISSUED

Permit Issued: JUL 7 1999

CITY OF PORTLAND

Zone: IR2 **CBL:** 083A-S-004

Zoning Approval:

Special Zone or Reviews:
☐ Shoreland NA
☐ Wetland
☐ Flood Zone
☐ Subdivision
☒ Site Plan maj ☐minor ☐mm ☐

Zoning Appeal
☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation
☒ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review

Action:
☐ Appoved
☐ Approved with Conditions
☐ Denied

Date:

CEO DISTRICT 1

COMMENTS

5-9-00 spoke w/GDI residents - They say no start-up of This structure
message to Don Jackson to call JB
5-12-00 paged contractor JB
5-22-00 paged contractor JB
6-01-00 paged contractor JB other # 773-7828 is disconnected
3/20/09 No final inspection requested/scheduled. Closed without benefits of final inspection. GG

Inspection Record

Type	Date
Foundation:	
Framing:	
Plumbing:	
Final:	
Other:	

BUILDING PERMIT REPORT

DATE: 3/24/99 ADDRESS: 105 Cleeve ST. G.D.I. CBL: 083 A-5-004

REASON FOR PERMIT: To Construct a Single Family dwelling.

BUILDING OWNER: Buy-The-Sea Inc.

PERMIT APPLICANT: Dan Jackson.

USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1 *2, *3, *4 *5 *6, *9 *11, *12 *13 *14 *15 *27 *28 *29 *32 *33 /#31

*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.

*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)

*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 ½" 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 damp proofing 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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 34" 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 ¼" 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 76". (Section 1204.0)

*13. Stair construction in Use Group R-3 & R-4is a minimum of 10" tread and 7¾" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)—See details—

*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 1018.6) See details

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)

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

19980027
I. D. Number

Jackson, Don
Applicant

4/10/98
Application Date

P.O. Box 2297, So. Portland, ME 04116
Applicant's Mailing Address

Great Diamond Island
Project Name/Description

Don Jackson
Consultant/Agent

Cleave St
Address of Proposed Site

767-0766 773-7829
Applicant or Agent Daytime Telephone, Fax

083A-S-004
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☒ New Building ☐ Building Addition ☐ Change Of Use ☒ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify)

Proposed Building square Feet or # of Units: 23,100 Sq Ft (Acreage of Site) Zoning

Check Review Required:

☒ Site Plan (major/minor) ☐ Subdivision # of lots ☐ PAD Review ☐ 14-403 Streets Review

☐ Flood Hazard ☐ Shoreland ☐ HistoricPreservation ☐ DEP Local Certification

☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other

Fees Paid: Site Plan $50.00 Subdivision Engineer Review $100.00 Date: 4/10/98

DRC Approval Status:

Reviewer Jim Wendel

☐ Approved ☒ Approved w/Conditions see attached ☐ Denied

Approval Date 3/12/99 Approval Expiration 3/12/00 Extension to ☒ Additional Sheets Attached

☒ Condition Compliance Jim Wendel (signature) 3/12/99 (date)

Performance Guarantee ☐ Required* ☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted — date — amount — expiration date

☐ Inspection Fee Paid — date — amount

☐ Building Permit — date

☐ Performance Guarantee Reduced — date — remaining balance — signature

☐ Temporary Certificate Of Occupancy — date ☐ Conditions (See Attached)

☐ Final Inspection — date — signature

☐ Certificate Of Occupancy — date

☐ Performance Guarantee Released — date — signature

☐ Defect Guarantee Submitted — submitted date — amount — expiration date

☐ Defect Guarantee Released — date — signature

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

19990027
I. D. Number

Jackson, Don
Applicant

4/10/99
Application Date

P.O. Box 2297, So. Portland,, ME 04116
Applicant's Mailing Address

Great Diamond Island
Project Name/Description

Don Jackson
Consultant/Agent

Cleeve St
Address of Proposed Site

787-0758 773-7828
Applicant or Agent Daytime Telephone, Fax

683A-B-004
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to Site Plan Review Addendum Conditions of Approval:

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 105 Cleeve Street, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Eroded soil shall be contained on site.

Planning Conditions of Approval

Inspections Conditions of Approval

Fire Conditions of Approval

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

10980027
I. D. Number

Jackson, Don
Applicant

4/10/98
Application Date

P.O. Box 2297, So. Portland, ME 04116
Applicant's Mailing Address

Great Diamond Island
Project Name/Description

Don Jackson
Consultant/Agent

Cleave St
Address of Proposed Site

787-0758 773-7828
Applicant or Agent Daytime Telephone, Fax

083A-B-004
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☒ New Building ☐ Building Addition ☐ Change Of Use ☒ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify)

Proposed Building square Feet or # of Units | 23,108 Sq Ft Acreage of Site | IR-2 Zoning

Check Review Required:

☒ Site Plan (major/minor) ☐ Subdivision # of lots ____ ☐ PAD Review ☐ 14-403 Streets Review
☐ Flood Hazard ☐ Shoreland ☐ Historic Preservation ☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other

Fees Paid: Site Plan $50.00 Subdivision ____ Engineer Review $105.00 Date: 4/10/98

Inspections Approval Status:

Reviewer Marge Schmuckal

☐ Approved ☒ Approved w/Conditions see attached ☐ Denied

Approval Date 7/8/99 Approval Expiration ____ Extension to ____ ☒ Additional Sheets Attached

☒ Condition Compliance ____ signature ____ date

Performance Guarantee ☐ Required* ☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted — date ____ amount ____ expiration date ____

☐ Inspection Fee Paid — date ____ amount ____

☐ Building Permit Issued — date ____

☐ Performance Guarantee Reduced — date ____ remaining balance ____ signature ____

☐ Temporary Certificate of Occupancy — date ____ ☐ Conditions (See Attached)

☐ Final Inspection — date ____ signature ____

☐ Certificate Of Occupancy — date ____

☐ Performance Guarantee Released — date ____ signature ____

☐ Defect Guarantee Submitted — submitted date ____ amount ____ expiration date ____

☐ Defect Guarantee Released

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

19980027
I. D. Number

Jackson, Don
Applicant

4/10/98
Application Date

P.O. Box 2297, So. Portland,, ME 04116
Applicant's Mailing Address

Great Diamond Island
Project Name/Description

Don Jackson
Consultant/Agent

Cleave St.
Address of Proposed Site

767-0738 773-7828
Applicant or Agent Daytime Telephone, Fax

083A-B-004
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to Site Plan Review Addendum Conditions of Approval:

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 105 Cleave Street, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Eroded soil shall be contained on site.

Planning Conditions of Approval

Inspections Conditions of Approval

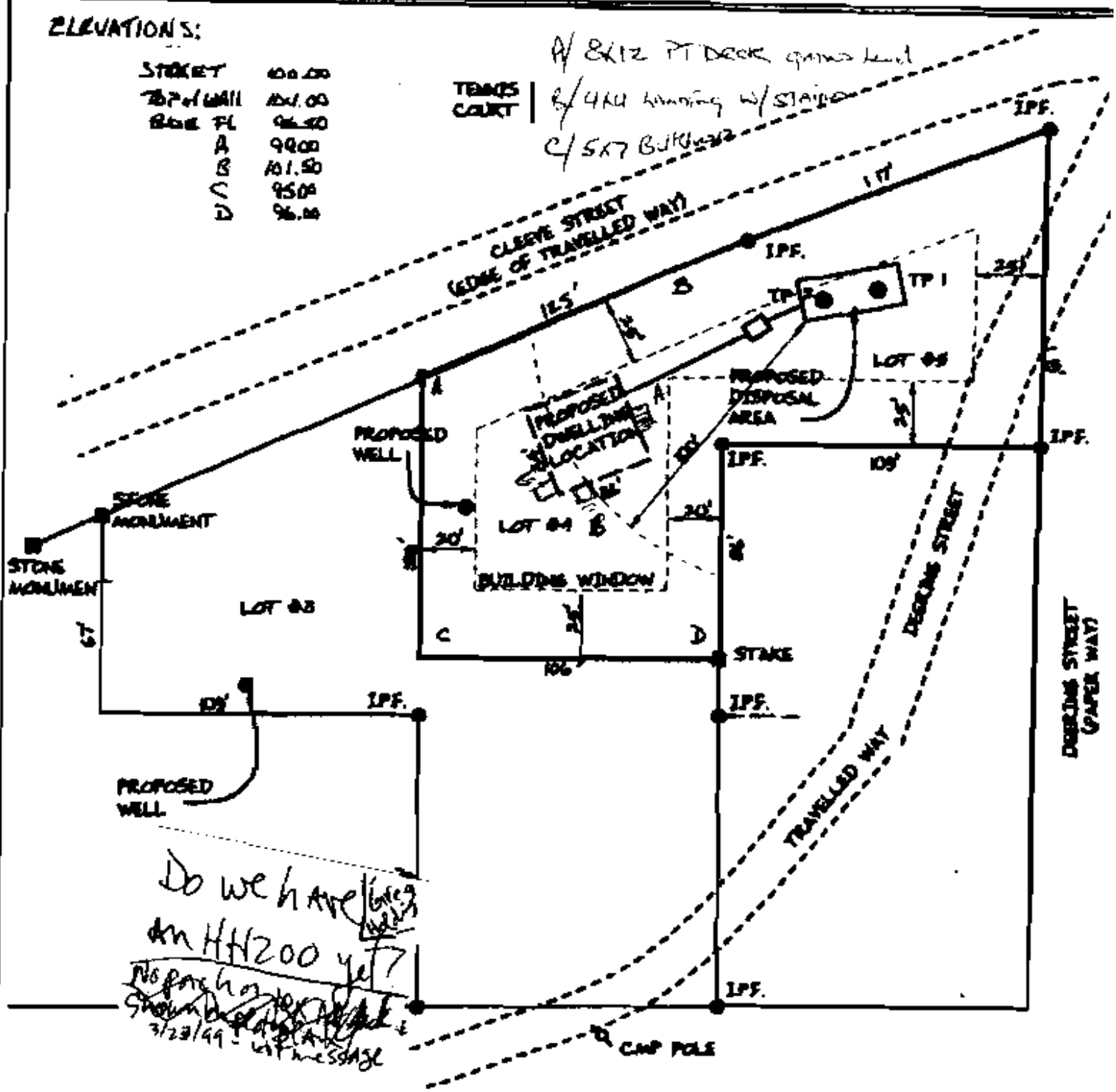
1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for future decks, sheds, pool, and/or garage.

G.D.

ELEVATIONS:

STREET	100.00
TOP of WALL	101.00
BASE FL	96.50
A	99.00
B	101.50
C	95.00
D	96.00

TENNIS COURT | A/ 8x12 PT DECK gamma [illegible]
B/ 4x4 [illegible] w/ stairs
C/ 5x7 BUILDING



Do we have [illegible] an HH200 yet?
No [illegible] shown [illegible] 3/23/99 - left message

BUY-THE-SEA PROPERTY
PARCEL OF LAND COMPRISED OF
SECTION 5 MAP 83A LOTS 4/5
CLEEVE STREET GREAT DIAMOND ISLAND
PORTLAND

[redacted]

Albert Frink Associates, Inc
Soil Scientists & Site Evaluators
Gorham, Maine 04038

Date	Revision Description

Drawn By:	B.F.	Checked By:	A.F.
Date:	8/19/97	Scale:	1 INCH = 50

Discovered 7/6/99 with Permit

Applicant: Don Jackson Date: 3/23/99

Address: 105 Cleave St, G.D.I C-B-L: 083A-5-004

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - IR-2

Interior or corner lot - corner of Deering St Great Island

Proposed Use/Work - to construct new single fam. Dwelling

Sewage Disposal - private - No NNE 200 Attached

Lot Street Frontage - 70' req - 342' shown

Front Yard - 25' req - 25' shown

Rear Yard - 25' req - 25'+ shown

Side Yard - 20' req - 20'+ shown

brought revised plan → Projections - Non shown on plot plan → 7/6/99 discovered revised plot plan with decks shown

Width of Lot - 80' req - 100'+ shown

Height - 35' max - ok

Lot Area - 20,000 # req - 23,108 # shown

Lot Coverage/ Impervious Surface - 20% (4621.6 # max) ok

34 X 36 = 1224 #

Area per Family - 20,000 # ok

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - major/ minor

Shareland Zoning/ Stream Protection - N/A

Flood Plains - Zone C panel 9

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. See Attached

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. Bridging shall be done in accordance with Section 2305.16.

35. This permit is being issued with the understanding that no work is to begin until a Subsurface Waste Disposal System has been approved.

36.

Michael Hoffses, Building Inspector

cc: J.J. McDougall, PFD
Marge Schmuckal, Zoning Administrator

PSM 12-14-98

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

CITY OF PORTLAND, ME
BOCA 1996 Plan Review Record
One and Two Family Dwelling

Valuation: $75,000.00 **Plan Review #** 323
Fee: 395.60 **Date:** 24 March 1999

Building Location: 105 Cleave ST, G.D.I **CBL:** 083 A-5-004

Building Description: Single Family dwelling

Reviewed by: S. Hoffses

Use or Occupancy: R-3 **Type of Construction:** 5B

*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

	Correction List	
NO:	Description	Code Section
1.	All site plan & building Code requirements must be Completed before a Certificate of occupancy can or will be issued.	111.0
2.	Foundation drain	1813.5.2
3.	Waterproofing & dampproofing	1813.0
4.	Foundation anchors	2305.12
5.	Concrete protection	1908.0
6.	Chimney & vents BOCA mech. 1993 (Ch. 12)	NFPA 211
7.	Guardrails & Handrails	1021.0 1022.0
8.	Stair Construction	10.14
9.	Stair headroom	1014.4
10.	Sleeping room egress windows	1018.6
11.	Smoke detectors	920.3.2
12.	Fastening schedule	Table 2305.2
13.	Boring, cutting & notching Sections – 2305.4.4 2305.5.1 2305.5.3	

Revised PZM 6-10-98

	Correction List	
NO:	Description	Code Section
14	Glass & Glazing	Chapter 24
15	Bridging	2305.16

PSH 6-18-98

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

X Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.
NA Insulated footing provided
X Soil bearing value (table 1804.3)
X Footing width
X Concrete footing (1810.0) 3.1, 3.2

Foundatinn Walls

X Design (1812.1)
X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
SR Water proofing and damp proofing Section 1813
X Sill plate (2305.17)
X Anchorage bolting in concrete (2305.17)
X Columns (1912)
NA Crawl space (1210.2) Ventilation
NA Crawl opening size (1210.2.1)

Floors (Chapter 16-23)

X Joists - Non sleeping area LL40PSF (Table - 1606)
X Joists - Sleeping area LL30PSF (Table - 1606)
X Grade
X Spacing
X Span
X Girder 4" bearing 2305

Floors (contd.)

X Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
X Bridging (2305.16)
SA Boring and notching (2305.5.1)
SA Cutting and notching (2305.3)
SA Fastening table (2305.2)
NA Floor trusses (AFPANDS Chapter 35)
X Draft stopping (721.7)
X Framing of openings (2305.11) (2305.12)
X Flooring - (2304.4) 1" solid - 1/2" particle board
X Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder

Wall Construction (Chapter 2300)

X Design (1609) wind loads
X Load requirements
X Grade
SA Fastening schedule (Table 2305.2)
X Wall framing (2305.4.1)
X Double top plate (2305.4.2)
X Bottom plates: (2305.4.3)
SA Notching and boring: (2305.4.4) studs
X Non load bearing walls (2305.5)
SA Notching and boring (2305.5.1)
X Wind bracing (2305.7)
X Wall bracing required (2305.8.1)
X Stud walls (2305.8.3)
X Sheathing installation (2305.8.4)
X Minimum thickness of wall sheathing (Table 2305.13)
NA Metal construction
NA Masonry construction (Chapter 21)
X Exterior wall covering (Chapter 14)
X Performance requirements (1403)
X Materials (1404)
NA Veneers (1405)
NA Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

X Roof rafters - Design (2305.15) spans
X Roof decking ans sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
NA Roof trusses (2313.3.1)

Roof Coverings (Chapter 15)

X Approved materials (1404.1)
X Performance requirement (1505)
X Fire classification (1506)
X Material and installation requirements (1507)
NA Roof structures (1510.0)
X Type of covering (1507)

Chimneys and Fireplaces
BOCA Mechanical/1993

Masonry (1206.0)
Factory - built (1205.0)
Masonry fireplaces (1404)
Factory - built fireplace (1403)

Mechanical
1993 BOCA Mechanical Code

State Plumbing Code

Need Plbg. Internal & External

Load Design Criteria

Floor live load sleeping	30 PSF	X
Floor live load non sleeping	40 PSF	X
Roof live load	42 PSF	X
Roof snow load	46 PSF	X
Seismic Zone	2	X
Weathering area	S	X
Frost line depth	4' MIN	X

Glaziag (Chapter 24)

SA Labeling (2402.1)
NA Louvered window or jalousies (2402.5)
SA Human impact loads (2405.0)
SA Specific hazardous locations (2405.2)
NA Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

NA General (407)
Beneath rooms (407.3)
Attached to rooms (407.4)
Door sills (407.5)
Means of egress (407.8)
Floor surface (407.9)

Egress (Chapter 10)

X One exit from dwelling unit (1010.2)
SA Sleeping room window (1010.4)
X EXIT DOOR (1017.3) 32" W 80" H
NA Landings (1014.3.2) stairway
NA Ramp slope (1016.0)
X Stairways (1014.3) 36" W
SA Treads (1014.6) 10" min.
SA Riser (1014.6) 7 3/4" max.
SA Solid riser (1014.6.1)
NA Winders (1014.6.3)
NA Spiral and Circular (1014.6.4)
SA Handrails (1022.2.2.) Ht.
SA Handrail grip size (1022.2.4) 1 1/4" to 2"
SA Guards (1012.0) 36" min.

Smoke Detectors (920.3.2)

SA Location and interconnection
SA Power source

Dwelling Unit Separation
Table 602