

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

042-G-004

Location of Construction: 397 Pleasant Ave Peaks Island		Owner: Jeffrey Gill		Phone:		Permit No: <b>980479</b>	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Dave Collin & Sons		Address: 149 West Rd, Lyman		Phone: 499-2706 / 1-800-498-007		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>MAY 11 1998</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: Vacant Land		Proposed Use: 1-family dwelling		COST OF WORK: \$ 140,000-		PERMIT FEE: \$ 700.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B3 Type: 5B BOCA 96	
Proposed Project Description: 1-family dwelling				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zone: CBL: 092-G-009 Zoning Approval:	
Permit Taken By: Sherry Pinard		Date Applied For: April 23, 1998		Signature: _____		Date: _____	

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..

Call for p/u 499-2706

**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

SIGNATURE OF APPLICANT <i>Dave Collin</i>		ADDRESS: 149 West Rd, Lyman	DATE: April 23, 1998	PHONE:
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	PHONE:
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- Zoning Appeal**
- Variance
  - Miscellaneous
  - Conditional Use
  - Interpretation
  - Approved
  - Denied

- Historic Preservation**
- Not in District or Landmark
  - Does Not Require Review
  - Requires Review

- Action:**
- Approved
  - Approved with Conditions
  - Denied

Date: \_\_\_\_\_

CEO DISTRICT 6

M. LEARY

COMMENTS

5-13-98 Spoke with owner's wife about job. She will call before pouring

6-3-98 Foundation & footing has been poured. Site wasn't staked so unable to make an accurate measurement of site.

6-10-98 Framing has just started. Drain tiles are all in with crushed stone.

7-8-98 Framing is all completed  
 Meet Don Gagnon Electrician

Send Speckon Boiler Exhaust vent

Boiler Room needs to be Fire Rated, ?

Stairs are not to code 8 1/4 8 7 3/4 7 1/2

Replace Dryer vent Hose with metal (OK)

Basement Rear Bedroom No Egress windows

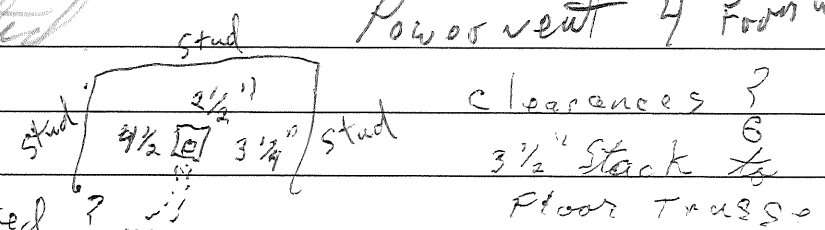
No chimney

(9:28 AM) Exterior Stairs Rear 8"

T.E.R. 9-21-98 talked to David Collins by phone; Boiler Room will protect wire with sheet rock over panel, Entire ceiling, Bathroom wall Taped 1 coat, I will ~~inspect~~ Except the exterior stairs that are 8" Rize and the Basement stairs with a letter of acknowledgment from the owner. 1st to 2nd Floor must be corrected.

Inspection Record

	Type	Date
10-7-98 Talked to Mrs. Collins and told her that	Foundation: <u>OK T.M.</u>	<u>6-3-98</u>
I have not received anything on the Boiler vent.	Framing: <u>OK T.M.</u>	<u>7-8-98</u>
	Plumbing: <u>OK T.M.</u>	
	Final: _____	
	Other: _____	





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 397 Pleasant Ave, Peaks Island 092-G-009  
Date of Issue 26 October 1998

Issued to Jeffrey Gill

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 980479, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Dwelling

**Limiting Conditions:**

Front left room in basement NOT to be used as a bedroom.

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar

Applicant: Dave Collin

Date: 5/6/98

Address: 397 Pleasant Ave, PI

C.B.L.: 92-G-9

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - DR-1

Interior or corner lot -

Proposed Use/Work - erect single family dwelling - no garage

Sewage Disposal - see HWE 200 form attached

Lot Street Frontage - 100' req - 143.94' shown

Front Yard - 30' req - 30' + shown

Rear Yard - 30' req - 30' + shown

Side Yard - 20' req - 25' + shown

Projections -

Width of Lot - 100' req - 140' + shown

Height - 35' max height

Lot Area - 60,000<sup>sq ft</sup> 57,550

NO public water shown

Lot Coverage/ Impervious Surface - 20% max.

Area per Family -

Off-street Parking - 2 spaces req - 2 spaces in the driveway

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - Not in Shoreland

Flood Plains - 9/17 Zone C not in Floodplain

left message →

# BUILDING PERMIT REPORT

DATE: 3 May 1998 ADDRESS: 397 Pleasant Ave. P.I. (092-6-009)  
REASON FOR PERMIT: To Construct single family dwelling (R-3)  
BUILDING OWNER: Jeffrey Gill  
CONTRACTOR: Collin & Sons  
PERMIT APPLICANT: Dave Collin  
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, \*6, \*8, \*10, \*12, \*16, \*24, \*25, \*26,


- \*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. Precaution must be taken to protect concrete from freezing.
4. 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.
5. 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)
- \*6. 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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- \*8. 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 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
- \*10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
- \*12. 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.
13. 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.
14. 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.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- \*16. 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 19, 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)

17. 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.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. 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".
22. 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 to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- \* 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- \* 25. All requirements must be met before a final Certificate of Occupancy is issued, *which include all site plan review requirements.*
- \* 26. 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).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.
- \* 29. *Dampproofing & water proofing shall meet The requirements of sections 1813.0.*
- \* 30. *Drilling boring and Notching shall meet The requirements of Section 2305.6.*
- \* 31. *Glass & glazing shall meet The requirements of chapter 24 of The city's Bldg. Code*
32. \_\_\_\_\_

  
P. Samuel Hodges, Code Enforcement  
*Chief Bldg. Insp.*  
cc: Lt. McDougall, PFD  
Marge Schmuckal

# OEST Associates, Inc.

• engineers  
• architects  
• surveyors  
• construction  
managers

343 Gorham Road • South Portland, ME 04106-2317 • TEL (207) 761-1770 • FAX (207) 774-1246  
E-mail: mail@oest.com • Web Site: www.oest.com

215.20.01

June 9, 1998

P. Samuel Hoffses, Building Inspector  
City of Portland  
389 Congress Street  
Portland, Maine 04101

SUBJECT: Jeff and Carolyn Gill  
Foundation-Pleasant Avenue  
Peaks Island, Portland, Maine

Dear Mr. Hoffses:

Please accept this letter as a follow-up to our conversation of last week with regards to the above subject. We were hired by the Gills in April of this year to provide a standard boundary survey. Inclusive to the survey, they also requested that we provide data on our plan that meets the City of Portland's needs to acquire a builder's permit to construct a new home on their site. During the course of our survey, it was discovered that the proposed house needed to be shifted towards Pleasant Avenue about 12.0 feet to allow the room for a daylight basement.


As stated last week, the plans provided to the City on or around April 23, 1998, show the shifted location on the lot. Our crew has set number 5 rebar on all property corners to verify its location if need be, as shown on the plan. Please feel free to call if you need additional data.

Respectfully submitted,  
OEST Associates, Inc.

  
Jerome B. Watts P.L.S.

cc: Jeff Gill  
A:\hoff0609.jbw

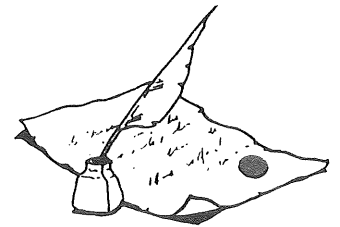
*Merl  
This is for your info  
Please hold with Permitt*



# Douglas Title Company

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Royal River Center, Unit 1B, Yarmouth, Maine  
Mailing Address: P.O. Box 1062, Yarmouth, Maine 04096



(207) 846-3460  
Fax (207) 846-3760

May 8, 1998

Marge Schmuckel  
Zoning Administrator  
City of Portland  
389 Congress Street  
Portland, ME 04101

RE: Tax Map 92 Block G Lot 9  
Pleasant Avenue  
Peaks Island

Handwritten initials 'ha' in cursive script.

Dear Ms. Schmuckel:

Douglas Title Company did a title search when Jeffrey and Carolyn Gill acquired the above-referenced property by quit-claim deed from Richard A. Whaley and Ruth L. Whaley dated July 19, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13215, Page 32.

The Whaley's had previously acquired the property by quit-claim deed from Ronald K. Shaw and Catherine C. Shaw dated July 12, 1984 and recorded in Book 6526, Page 347.

The title search discloses that neither at the time the Whaley's acquired the lot in 1984, nor at any time since, did they own any property abutting the subject parcel.

Very truly yours,



Donnelly S. Douglas

DSD/ha



BOCA®

PLAN REVIEW RECORD

Plan Review # \_\_\_\_\_

Valuation: \$ 140,000

Fee: \$ 700.00

Date: 3 MAY 1998

~~CADO~~  
ONE AND TWO FAMILY DWELLING CODE

JURISDICTION Portland Cumberland Maine  
(City, County, Township, etc.)

BUILDING LOCATION 397 Pleasant Ave. Pt. 092-6-009  
(Street address)

BUILDING DESCRIPTION Single family dwelling

REVIEWED BY Hoffa

Numerals indicated in parenthesis are applicable code sections of the 1996 BOCA National Building Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections with due regard for the amount and type of detailed information which is typically found on construction documents for one and two family dwellings. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgement in evaluating construction documents for code compliance.

CORRECTION LIST

No.	DESCRIPTION	Code Section
1.	ALL Site Plan Review requirement must be completed before a Certificate of occupancy can be issued.	
2.	A minimum of a 24 Hour notice must be given before placing concrete for foundation.	
3.	Chimneys and vents shall be done in accordance with Chapter 12 of The City's Mechanical code (BOCA-93)	
4.	Guards & handrails	1022.0 1023.0
5.	Stairs - solid risers	1014.3 1014.6.1
6.	Sleeping rooms egress & rescue windows	1010.4
7.	Smoke detectors	920.3.2
8.	Fastening Schedule	Table 2305.2
9.	Drilling, boring and notching	2305.0
10.	Glass & glazing	1013.0
11.	Dampproofing & water proofing	



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**BUILDING OFFICIALS AND CODE ADMINISTRATORS INTERNATIONAL, INC.**  
4051 W. FLOSSMOOR ROAD COUNTRY CLUB HILLS, ILLINOIS 60478-5795

## CORRECTION LIST

No.	DESCRIPTION	Code Section

NOTE: Entries to this Plan Review Record that require a field check or inspection of the installation require coordination with the inspection phase of the project.

### BUILDING PLANNING (Chapter 3)

#### LOCAL DESIGN CRITERIA (301)

Floor live load 40 Non-Sleeping 30 Sleeping psf  
 Roof live load 42 psf  
 Roof snow load 46 psf  
 Wind pressure N/A psf  
 Seismic zone 2  
 Weathering area S  
 Frost line depth 4' min.  
 Termite area N/A

#### LOCAL DESIGN CRITERIA (cont'd.)

Decay area N/A  
 Winter design temp. 1  
 Radon 1

#### LOCATION ON LOT (302)

1 1-hour rating for exterior walls located less than 3 feet from property line Tables  
 Exterior wall openings 705.2  
705.3

#### ROOM PLANNING REQUIREMENTS (303 through 305)

Use	Area (ft <sup>2</sup> )	Width	Average ceiling	Minimum ceiling	Natural* light	Natural ventilation*
Living	150	7'	7'6"	5'0"	8% floor area	4% floor area
Dining	70	7'	7'6"	5'0"	8% floor area	4% floor area
Kitchen	50	N.A.	7'0"	5'0"	8% floor area	4% floor area
Bedroom	70	7'	7'6"	5'0"	8% floor area	4% floor area
Bathroom	N.A.	N.A.	7'0"	5'0"	3 square feet	1 1/2 square feet

\* See Sections 303.1 & 303.3 for mechanical ventilation

Yes Required heating (303.6)

#### SANITATION (~~306 & 307~~) STATE PLBG.

- Water closet in compartment with privacy; minimum 30" wide with 21" clear in front of water closet
- Lavatory
- Tub or shower in compartment with privacy
- Kitchen area with sink
- Sanitary sewer/private disposal

#### GLAZING (~~308~~) 2400

- Labeling
- See report Louvered windows or awnings
- Human impact loads/hazardous locations
- Wind loads
- Skylights and sloped glazing

#### PRIVATE GARAGES (~~309~~) N/A

- No opening between garage and sleeping room
- Other openings (garage to residence); 1 3/8" solid wood doors, 20-minute fire-rated doors or equivalent
- Garage-dwelling separation; 1/2" gypsum board or equivalent on garage side

#### PRIVATE GARAGES (cont'd.)

1 Floor surface noncombustible

#### EGRESS (~~310 through 315~~) Chapter 10

- One exit from each dwelling unit (310.1)
- See Sleeping room window for emergency escape: opening 5.7 square feet (grade floor, 5 square feet), 22" net clear height, 20" net clear width; maximum sill height = 44" (310.2)
- Under stair protection (310.3)
- Exit door ≥ (3'0" × 6'8") (311.1)
- Bldg Exit access or hallway ≥ 3' (311.1)
- Landings; minimum 3' × 3' (312.1)
- Ramp slope (1:8 maximum) (313.1)
- Ramp handrails; one required if slope > 1:12 (313.2)
- Report Ramp landing, minimum 3' × 3' (313.3)
- Stairways; minimum width = 3'0"; maximum stair rise = 7 3/4"; minimum tread = 10" with 3/4"-1 1/4" nosing; minimum headroom = 6'8" (314)
- Winders (314.4)
- Winders, spiral, and circular stairways (314.4 through 314.6)
- Stairway illumination (314.7)
- Handrails; required on one side of stair if three or more risers; handrail height = 30" to 38"; grip size 1 1/4" to 2" (315.1 & 315.2)

## BUILDING PLANNING (cont'd.)

### EGRESS (cont'd.)

- Guardrails; required for porches, balconies, open sides of stairs, or raised floor surfaces > 30" above floor  
Minimum guardrail height = 36" (315.3)
- Opening limitations; < 4" (315.4)

### SMOKE DETECTORS (316)

- 920.3.2 Location and interconnection
- Power source

### FOAM PLASTIC (317)

- Approved
- Requirements
- Location

### WALL AND CEILING FINISH (318)

- OK  Flame spread
- Smoke density

### INSULATION (319)

- Flame spread
- Smoke density
- Attic

### DWELLING UNIT SEPARATION (320)

- Construction (1-hour minimum)
- Floor/ceiling and wall continuity
- Sound transmission
- Townhouse exception (2 hours)\*
- Townhouse parapet\*
- Townhouse structural independence\*

\*Not applicable to structures classified in accordance with the BOCA National Building Code as Use Group R-4.

### MOISTURE VAPOR RETARDERS (321.1)

- Required

### DECAY AND TERMITE AREAS (322 & 323)

- Location required (Table 301.2a)
- Adequate protection

### RADON PROTECTION (324)

- Required (Table 301.2a) (If required see page 12)

## FOUNDATIONS (Chapter 4)

### WOOD FOUNDATIONS (402.1)

- Design
- Installation

### FOOTINGS (403)

- OK  Depth below (outside) grade = 12" minimum; but below frost line except for insulated footings
- Insulated footing provided
- 12" x 24" x 24"  Soil bearing value
- Footing width (see page 5)
- Footing edge thickness = 6" minimum; footing projection = 2" minimum, but ≤ to footing thickness

### FOUNDATION WALLS (404 through 406)

- 8"  Footing required under foundation wall (403.1)
- Minimum wall thickness/maximum depth of unbalanced fill (see page 5)

### FOUNDATION WALLS (cont'd.)

- Drains required if habitable or usable spaces are below grade\* (405)
- See  Dampproofing if basements are below grade\* (406)
- Waterproofing if high water table\* (406.2)
- Repair  Sill plate (322)
- Bolting in concrete = 1/2" diameter bolts at 6' o.c. and within 12" from corner, 7" embedment
- Bolting in masonry = 1/2" diameter bolts at 6' o.c. and within 12" from corner, 15" embedment

### FOUNDATION INSULATION (407)

- None  Protective covering (extend minimum 6" below grade)

\*If uninhabitable, see crawl space (409)

## FOUNDATIONS (cont'd.)

Table 403.1  
MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS (inches)

	LOAD-BEARING VALUE OF SOIL (psf)					
	1,500	2,000	2,500	3,000	3,500	4,000
<b>Conventional Wood Frame Construction</b>						
1-story	16	12	10	8	7	6
2-story	19	15	12	10	8	7
3-story	22	17	14	11	10	9
<b>4-Inch Brick Veneer over Wood Frame or 8-Inch Hollow Concrete Masonry</b>						
1-story	19	15	12	10	8	7
2-story	25	19	15	13	11	10
3-story	31	23	19	16	13	12
<b>8-Inch Solid or Fully Grouted Masonry</b>						
1-story	22	17	13	11	10	9
2-story	31	23	19	16	13	12
3-story	40	30	24	20	17	15

For SI: 1 inch = 25.4 mm, 1 psf = 0.0479 kN/m<sup>2</sup>.

Table No. 404.1.1a  
MINIMUM THICKNESS AND ALLOWABLE DEPTH OF UNBALANCED FILL FOR UNREINFORCED MASONRY AND CONCRETE FOUNDATION WALLS WHERE UNSTABLE SOIL OR GROUNDWATER CONDITIONS DO NOT EXIST IN SEISMIC ZONES 0, 1 OR 2<sup>1,2</sup>

FOUNDATION WALL CONSTRUCTION	NOMINAL THICKNESS <sup>3</sup> (inches)	MAXIMUM DEPTH OF UNBALANCED FILL <sup>1</sup> (feet)
Masonry of Hollow Units, UngROUTed	8	4
	10	5
	12	6
Masonry of Solid Units	6	3
	8	5
	10	6
	12	7
Masonry of Hollow or Solid Units, Fully Grouted	8	7
	10	8
	12	8
Plain Concrete	6 <sup>4</sup>	6
	8	7
	10	8
	12	8
Rubble Stone Masonry	16	8
Masonry of hollow units reinforced vertically with No. 4 bars and grout at 24 inches on center. Bars located not less than 4½ inches from pressure side of wall.	8	7

For SI: 1 inch = 25.4 mm, 1 psf = 0.0479 kN/m<sup>2</sup>.

<sup>1</sup> Unbalanced fill is the difference in height of the exterior and interior finish ground levels. Where an interior concrete slab is provided, the unbalanced fill shall be measured from the exterior finish ground level to the top of the interior concrete slab.

<sup>2</sup> The height between lateral supports shall not exceed 8 feet.

<sup>3</sup> The actual thickness shall not be more than ½ inch less than the required nominal thickness specified in the table.

<sup>4</sup> Six-inch plain concrete walls shall be formed on both sides.

## FOUNDATIONS (cont'd.)

Table No. 404.1b

**REQUIREMENTS FOR MASONRY OR CONCRETE FOUNDATION WALLS SUBJECTED TO NO MORE PRESSURE THAN WOULD BE EXERTED BY BACKFILL HAVING AN EQUIVALENT FLUID WEIGHT OF 30 POUNDS PER CUBIC FOOT LOCATED IN SEISMIC ZONE 3 OR 4 OR SUBJECTED TO UNSTABLE SOIL CONDITIONS**

MATERIAL TYPE	HEIGHT OF UNBALANCED FILL <sup>1</sup> (feet)	LENGTH OF WALL BETWEEN SUPPORTING MASONRY OR CONCRETE WALLS (feet)	MINIMUM WALL THICKNESS <sup>2,3</sup> (inches)	REQUIRED REINFORCING	
				HORIZONTAL BAR IN UPPER 12 INCHES OF WALL	SIZE AND SPACING OF VERTICAL BARS
Hollow Masonry	4 or less	unlimited	8	not required	not required
	more than 4	design required	design required	design required	design required
Concrete or Solid Masonry <sup>4</sup>	4 or less	unlimited	8	not required	not required
	more than 4	less than 8	8	2-No. 3	No. 3 @ 18" O.C.
	8 or less	8 to 10	8	2-No. 4	No. 3 @ 18" O.C.
	8 or less	10 to 12	8	2-No. 5	No. 3 @ 18" O.C.
	more than 8	design required	design required	design required	design required

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per cubic foot (pcf) = 0.1572kN/m<sup>3</sup>.

<sup>1</sup> Backfilling shall not be commenced until after the wall is anchored to the floor.

<sup>2</sup> Thickness of concrete walls may be 6 inches, provided reinforcing is placed not less than 1 inch or more than 2 inches from the face of the wall next against the earth.

<sup>3</sup> The actual thickness shall not be more than 1/2 inch less than the required thickness specified in the table.

<sup>4</sup> Solid masonry shall include solid brick or concrete units and hollow masonry units with all cells grouted.

COLUMNS ~~(409)~~ 1912

- 4" Protection from decay or corrosion
- Structural requirements
- Anchorage
- Wood columns (minimum 4" square)
- Steel columns (minimum 3" diameter, standard weight)

CRAWL SPACE (409)

- Ventilation
- Access (18" x 24")
- Removal of debris
- Finished grade

## FLOORS (Chapter 5)

WOOD JOISTS AND GIRDERS (502)

2x10 Joists — Nonsleeping areas, LL = 40 psf  
(Table 502.3.1a)

Joists — Sleeping areas, LL = 30 psf  
(Table 502.3.1b)

Grade; E = \_\_\_\_\_ F<sub>b</sub> = \_\_\_\_\_

4-2x10" Girder supporting one floor only  
(Table 502.3.3a)

Girder supporting more than one floor  
(Table 502.3.3b)

Column supporting girder (Table 502.3.3b)

Footing supporting column (Table 502.3.3b)

WOOD JOISTS AND GIRDERS (cont'd.)

2x10 Joists under bearing partitions

Bearing (1 1/2" minimum on wood or steel; 3" on masonry) and lapped joists (3")

Lateral restraint and bridging

Self  Drilling and notching

Bored holes

Repair  Fastening

Framing of openings

Floor trusses

Draftstopping

## FLOORS (cont'd.)

### LUMBER FLOOR SHEATHING (503.1)

- Allowable span
- End joints

### PLYWOOD FLOOR SHEATHING (503.2)

- Grade
- Thickness
- Allowable spans (Tables 503.2.1.1a & 503.2.1.1b)
- Installation (Table 602.3a)

### PARTICLEBOARD FLOOR UNDERLAYMENT (503.3)

- Grade
- Thickness
- Installation (Table 602.3a)

### TREATED-WOOD FLOORS (ON GROUND) (504)

- Base course: 4" thick with maximum 3/4" gravel or 1/2" crushed stone
- Moisture barrier: placed over base course
- Construction

### CONCRETE FLOORS ON GROUND (505)

- Thickness: 3 1/2" minimum; Concrete strength = 2500 psi minimum
- Support: prepared subgrade; maximum earth fill = 8"; maximum sand or gravel fill = 24"
- Base course: 4" graded with 2" maximum aggregate
- Vapor barrier

### METAL (506)

- Materials

## WALL CONSTRUCTION (Chapter 6)

### GENERAL (601)

- Design *Log walls*
- Load requirements (301)

### WOOD CONSTRUCTION (602)

- Grade; E = \_\_\_\_\_ F<sub>b</sub> = \_\_\_\_\_
- Construction (Figures 602.3a & 602.3b)
- Stud grade \_\_\_\_\_ spacing (Table 602.3d — see page 8)
- Exterior walls
- Interior bearing walls
- Interior nonbearing walls: 2" x 3" at 24" o.c. or 2" x 4" flat at 16" o.c.
- Drilling and notching — studs
- Drilling and notching — top plate
- Headers (Tables 602.6 & 602.6.2)
- Firestopping

### WOOD CONSTRUCTION (cont'd.)

- Cripple walls
- Wall bracing (Table 602.9)

### METAL CONSTRUCTION (603)

- Materials

### MASONRY CONSTRUCTION (604 through 607)

- General design
- Types of masonry
- Construction requirements

### WINDOWS & DOORS (608 & 609)

- Certification

### SHEATHING (610 & 611)

- Plywood and wood structural panels (610)
- Particleboard (611)

## WALL CONSTRUCTION (cont'd.)

Table No. 602.3d  
MAXIMUM STUD SPACING (inches)

STUD SIZE	SUPPORTING ROOF AND CEILING ONLY	SUPPORTING ONE FLOOR ROOF AND CEILING	SUPPORTING TWO FLOORS ROOF AND CEILING	SUPPORTING ONE FLOOR ONLY
2 × 4	24 <sup>1</sup>	16	—	24 <sup>1</sup>
3 × 4	24 <sup>1</sup>	24	16	24
2 × 5	24	24	—	24
2 × 6	24	24	16	24

For SI: 1 inch = 25.4 mm.

<sup>1</sup> Shall be reduced to 16 inches if Utility grade studs are used.

## WALL COVERING (Chapter 7)

### INTERIOR WALL COVERING (702)

- Plaster material (702.2)
- Plaster support (702.2.1)
- Gypsum wallboard material (702.3.1)
- Gypsum wallboard support, application and fastening (702.3.2 through 702.3.5)
- Shower and bath compartments: Smooth, hard, nonabsorbent surface to minimum 6 feet above floor (702.4)
- Other finishes (702.5 & 702.6)

### EXTERIOR WALL COVERING (703)

- Sheathing paper required (703.2)
  - Wood siding (703.3)
  - Attachment and minimum thickness (Table 703.4)
- Log

### EXTERIOR WALL COVERING (cont'd.)

- Wood shakes and shingles (703.5)
- Exterior lath (703.6)
- Masonry veneer (703.7 & Figure 703.7)  
Maximum height (35' in Seismic Zones 0, 1 or 2; 25' in Seismic Zones 3 or 4); Steel angle lintels (Table 703.7.1) (4" minimum bearing each end)
- Veneer ties: #9 wire or #22 corrugated metal; 24" o.c. horizontal spacing; 3¼ square feet maximum area supported (wind > 30 psf and Seismic Zones 3 or 4 maximum area = 2 square feet) (703.7.2.1)
- Flashing (703.8)

Log

## ROOF-CEILING CONSTRUCTION (Chapter 8)

### ROOF FRAMING (802)

- Cathedral ceilings (802.2.1)
- Rafter tie where joists are not parallel to rafters (4' o.c.) (802.3)
- Rafter brace to bearing walls (2" × 4" at 4' o.c. minimum) (Figure 802.4.1)
- Purlin rafter support (2" × construction minimum) (802.4.1)
- Connection of roof-ceiling system to masonry walls (Figures 604.10a through 604.10c)

### ROOF FRAMING (cont'd.)

- Bearing
- Cutting and notching
- Bored holes
- Lateral support and bridging
- Framing of openings
- Trusses
- Roof tie-down



## ROOF-CEILING CONSTRUCTION (cont'd.)

### RAFTERS

\_\_\_\_\_ Grade; E = \_\_\_\_\_ F<sub>b</sub> = \_\_\_\_\_ (802.1) \_\_\_\_\_ FRTW allowable stresses/grading (802.1.1)

Rafters supporting a gypsum or plastered ceiling (cathedral type)\*

\_\_\_\_\_ Gypsum ceiling ( $\Delta = L/240$ ) (301.6)  
 LL = 20: Use Table 802.4e  
 LL = 30: Use Table 802.4f  
 LL = 40: Use Table 802.4g

\_\_\_\_\_ Plastered ceiling ( $\Delta = L/360$ ) (301.6)  
 LL = 20: Use Table 802.4h  
 LL = 30: Use Table 802.4i  
 LL = 40: Use Table 802.4j

Rafters not supporting a finished ceiling (attic type)\*

\_\_\_\_\_ Low-slope (slope  $\leq 3:12$ )  
 (Light roofing: DL = 10 psf)  
 LL = 20: Use Table 802.4k  
 LL = 30: Use Table 802.4l  
 LL = 40: Use Table 802.4m

\_\_\_\_\_ High slope (slope  $> 3:12$ )  
 (Heavy roofing: DL = 15 psf)  
 LL = 20: Use Table 802.4n  
 LL = 30: Use Table 802.4o  
 LL = 40: Use Table 802.4p

\_\_\_\_\_ High slope (slope  $> 3:12$ )  
 (Light roofing: DL = 7 psf)  
 LL = 20: Use Table 802.4q  
 LL = 30: Use Table 802.4r  
 LL = 40: Use Table 802.4s

\* LL = Live load (psf); DL = Dead load; L = span length

### JOISTS (CEILINGS)

\_\_\_\_\_ Grade; E = \_\_\_\_\_ F<sub>b</sub> = \_\_\_\_\_ (802.1) \_\_\_\_\_ FRTW allowable stresses/grading (802.1.1)

Joists with limited attic storage (roof slope  $> 3:12$ ) (LL = 20 psf; DL = 10 psf) (Table 301.4)\*

\_\_\_\_\_ Plaster ceiling ( $\Delta = L/360$ ) (301.6)  
 Use Table 802.4a

\_\_\_\_\_ Gypsum ceiling ( $\Delta = L/240$ ) (301.6)  
 Use Table 802.4b

Joists with no attic storage (roof slope  $\leq 3:12$ ) (LL = 10 psf; DL = 5 psf) (Table 301.4)\*

\_\_\_\_\_ Plaster ceiling ( $\Delta = L/360$ ) (301.6)  
 Use Table 802.4c

\_\_\_\_\_ Gypsum ceiling ( $\Delta = L/240$ ) (301.6)  
 Use Table 802.4d

\* LL = Live load (psf); DL = Dead load; L = span length

### PLYWOOD ROOF SHEATHING (803.2)

- ~~\_\_\_\_\_~~ Grade
- ~~\_\_\_\_\_~~ Thickness
- ~~\_\_\_\_\_~~ FRTW allowable stresses/grading
- ~~\_\_\_\_\_~~ Allowable spans (Table 503.2.1.1a)
- ~~\_\_\_\_\_~~ Installation (803.2.3)

### PARTICLEBOARD ROOF SHEATHING (cont'd.)

- ~~\_\_\_\_\_~~ Thickness
- ~~\_\_\_\_\_~~ Allowable spans (Table 803.3.2)
- ~~\_\_\_\_\_~~ Installation (803.3.3)

### ATTICS

- ~~\_\_\_\_\_~~ Ventilation requirements (806)
- ~~\_\_\_\_\_~~ Access requirements (807)

### PARTICLEBOARD ROOF SHEATHING (803.3)

- ~~\_\_\_\_\_~~ Grade

## ROOF COVERINGS (Chapter 9)

### GENERAL (901)

- ~~\_\_\_\_\_~~ Load/weather resistance
- ~~\_\_\_\_\_~~ Approved materials

### DECK PREPARATION (902)

- ~~\_\_\_\_\_~~ Underlayment application
- ~~\_\_\_\_\_~~ Underlayment attachment

## ROOF COVERINGS (cont'd.)

### ASPHALT SHINGLES (903)

- \_\_\_\_\_ Steep-slope application (slope  $\geq$  4:12)
- \_\_\_\_\_ Low-slope application (2:12  $\leq$  slope < 4:12)
- \_\_\_\_\_ Attachment (Table 903.4)

Fiber Glass

- \_\_\_\_\_ Flashing
- \_\_\_\_\_ Hips and ridges

### SLATE SHINGLES (904)

- \_\_\_\_\_ Application
- \_\_\_\_\_ Underlayment
- \_\_\_\_\_ Valley flashing

### METAL (905)

- \_\_\_\_\_ Application
- \_\_\_\_\_ Roof slope
- \_\_\_\_\_ Underlayment

### TILE, CLAY OR CONCRETE SHINGLES (906)

- \_\_\_\_\_ Application
- \_\_\_\_\_ Attachment
- \_\_\_\_\_ Roof slope
- \_\_\_\_\_ Underlayment
- \_\_\_\_\_ Nailing and flashing

### BUILT-UP ROOFING (907)

- \_\_\_\_\_ Underlayment
- \_\_\_\_\_ Installation requirements

### WOOD SHINGLES (908)

- \_\_\_\_\_ Sheathing requirements
- \_\_\_\_\_ Installation requirements
- \_\_\_\_\_ Attachment & exposure (Tables 908.3 & 908.3.3)
- \_\_\_\_\_ Valley flashing
- \_\_\_\_\_ Label

### WOOD SHAKES (909)

- \_\_\_\_\_ Sheathing requirements
- \_\_\_\_\_ Installation requirements
- \_\_\_\_\_ Attachment & exposure (Tables 908.3 & 908.3.3)
- \_\_\_\_\_ Valley flashing
- \_\_\_\_\_ Label

### REROOFING (910)

- \_\_\_\_\_ 25 percent or more of roof repaired, replaced or recovered
- \_\_\_\_\_ Structural support
- \_\_\_\_\_ Recover vs replace

## CHIMNEYS AND FIREPLACES (Chapter 10)

### MASONRY CHIMNEYS (1001)

- \_\_\_\_\_ Construction (1001.1 & Figure 1003.1)
- \_\_\_\_\_ Changes in dimension
- \_\_\_\_\_ Additional load
- \_\_\_\_\_ Termination
- \_\_\_\_\_ Wall thickness;  $\geq$  4"
- \_\_\_\_\_ Flue lining - material/installation
- \_\_\_\_\_ Multiple flues
- \_\_\_\_\_ Flue area (appliance)
- \_\_\_\_\_ Flue area (masonry fireplace)
- \_\_\_\_\_ Inlet
- \_\_\_\_\_ Cleanout opening

### MASONRY CHIMNEYS (cont'd.)

- \_\_\_\_\_ Chimney clearance
- \_\_\_\_\_ Firestopping

### FACTORY-BUILT CHIMNEYS (1002)

- \_\_\_\_\_ Approved and listed
- \_\_\_\_\_ Installation

### MASONRY FIREPLACES (1003)

- \_\_\_\_\_ Construction (Figure 1003.1 & Table 1003.1)
- \_\_\_\_\_ Fireplace walls
- \_\_\_\_\_ Steel fireplace units
- \_\_\_\_\_ Lintel (noncombustible)
- \_\_\_\_\_ Hearth extension material

## CHIMNEYS AND FIREPLACES (cont'd.)

### MASONRY FIREPLACES (cont'd.)

- \_\_\_\_\_ Hearth extension
- \_\_\_\_\_ Fireplace clearance
- \_\_\_\_\_ Firestopping
- \_\_\_\_\_ Combustible materials

### FACTORY-BUILT FIREPLACES (1004)

- \_\_\_\_\_ Approved and listed

### FACTORY-BUILT FIREPLACES (cont'd.)

- \_\_\_\_\_ Installation

### FACTORY-BUILT FIREPLACE STOVES (1005)

- \_\_\_\_\_ Approved and listed
- \_\_\_\_\_ Installation

### EXTERIOR AIR SUPPLY (1006)

- \_\_\_\_\_ Intake size

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## MECHANICAL (Chapters 11-28)

1993 BOCA

- \_\_\_\_\_ Appliance labeling (1302, 1303)
- \_\_\_\_\_ Appliance access (1305, 1401)
- \_\_\_\_\_ Appliance location (1307)
- \_\_\_\_\_ Heating and cooling load calculations (1401)
- \_\_\_\_\_ Ventilation (Chapter 17)
- \_\_\_\_\_ Exhaust systems (Chapter 18)
- \_\_\_\_\_ Duct sizing (Chapter 19)
- \_\_\_\_\_ Combustion air (Chapter 20)

- \_\_\_\_\_ Chimney and vent location and terminations (1001, 2104)
- \_\_\_\_\_ Fuel gas pipe sizing (2609)
- \_\_\_\_\_ Liquefied Petroleum Gas container location (2611)
- \_\_\_\_\_ Oil tank location (2701)
- \_\_\_\_\_ Penetrations of fire-resistance rated assemblies (320.3.1.1)

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## PLUMBING (Chapters ~~29-38~~)

STATE

- \_\_\_\_\_ Water service location and depth (3103, 3104)
- \_\_\_\_\_ Sanitary and storm sewer location and depth (3103, 3104)
- \_\_\_\_\_ Listed plastic materials (3109)
- \_\_\_\_\_ Plumbing fixtures (Chapter 32)
- \_\_\_\_\_ Water heater size and location (Chapter 33)
- \_\_\_\_\_ Water supply and distribution system design calculations (3403, 3409)

- \_\_\_\_\_ Drain, waste and vent pipe sizing and riser diagram (3504, 3505, 3601)
- \_\_\_\_\_ Backwater valves (3508)
- \_\_\_\_\_ Private sewage disposal system design (Chapter 38)
- \_\_\_\_\_ Penetrations of fire-resistance rated assemblies (320.3.1.1)

---

## ELECTRICAL (Chapters 39-46)

NATIONAL

- \_\_\_\_\_ Listed and labeled materials (3903)
- \_\_\_\_\_ Service size and load calculations (4102)
- \_\_\_\_\_ Available fault current (4106)
- \_\_\_\_\_ Service equipment and location (4101, 4106)
- \_\_\_\_\_ Required branch circuits (4203)

- \_\_\_\_\_ Feeder requirements and load calculations (4204)
- \_\_\_\_\_ Required lighting and receptacle outlets (4401, 4403)
- \_\_\_\_\_ Penetrations of fire-resistance rated assemblies (3902)

**MANUFACTURED HOUSING USED AS DWELLINGS (Appendix A)**

\_\_\_\_\_ Provisions adopted (114)

\_\_\_\_\_ Compliance with Appendix A verified

**SWIMMING POOLS, SPAS, AND HOT TUBS (Appendix D)**

\_\_\_\_\_ Provisions adopted (115)

\_\_\_\_\_ Compliance with Appendix D verified

**ENERGY CONSERVATION (Appendix E)**


\_\_\_\_\_ CABO Model Energy Code adopted (119)

**RADON CONTROL MEASURES (Appendix F)**

\_\_\_\_\_ Provisions applicable (Table 301.2a & 324)

\_\_\_\_\_ Compliance with Appendix F verified

**NOTES**

See Bldg. Report. 

**IV. LOCATION**

Place the boiler on a level concrete floor, preferably raised and as near to the chimney to effect the shortest run of smoke pipe. Allow clearances as follows in accordance with local codes and NFPA-31:

**MINIMUM CLEARANCE TO COMBUSTIBLE MATERIALS**

- 0" from either Side
- 0" from Rear
- 12" from Front for cleaning.
- 18" from top min. for cleaning
- \*18" from chimney connection
- \*If 18" clearance cannot be maintained from flue pipe, reduced clearances are

permitted if in accordance with NFPA-31, Table 4-2.

The CWL Series of boilers is a "Wet-leg" design, featuring a wall of water on all four sides as well as the area directly above the combustion chamber, thereby eliminating hazardous chamber burn-through conditions.

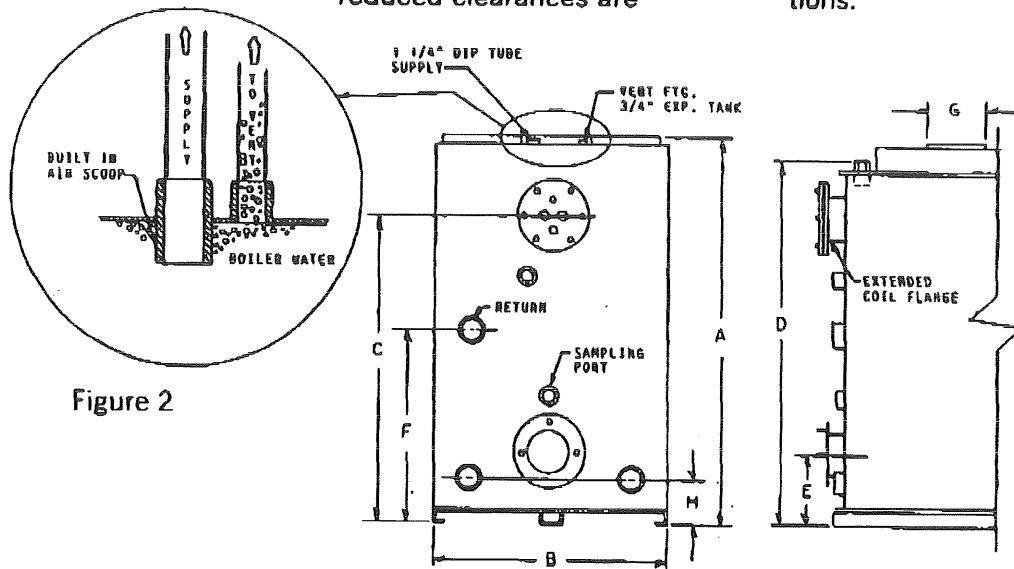


Figure 2

**Specifications**

	CWL-LE 85	CWL-LE 100	CWL-LE 110
HEATING CAPACITY	101,000	118,000	127,000
IBR NET RATING	88,000	103,000	110,000
INPUT	119,000	140,000	154,000
FIRING RATE	.85	1.00	1.10
CHIMNEY SIZE	8 x 8 x 15	8 x 8 x 15	8 x 8 x 15
OVER FIRE PRESSURE W.C.	0 - +.05	0 - +.08	0 - +.10
WATER CONTENT	15 Gal.	15 Gal.	15 Gal.
COIL CAPACITY	5 Gal.	5 Gal.	5 Gal.
A. JACKET HEIGHT*	29-1/2	29-1/2	29-1/2
B. JACKET WIDTH	21	21	21
C. COIL SUPPLY HEIGHT	22	22	22
D. SUPPLY HEIGHT (HYDRONIC)	27-1/2	27-1/2	27-1/2
E. BURNER HEIGHT	7-7/8	7-7/8	7-7/8
F. HYDRONIC RETURN HEIGHT	15-1/2	15-1/2	15-1/2
G. FLUE PIPE DIA.	5	5	5
H. WASHOUT (ALT. RETURN HEIGHT)	3-1/2	3-1/2	3-1/2
I. JACKET DEPTH (INCL. FLANGE)	22	22	22
DEPTH FRONT TO REAR W/BURNER	30-3/4	30-3/4	30-3/4
HYDRONIC SUPPLY	1-1/4	1-1/4	1-1/4
HYDRONIC RETURN SIZE	1-1/4	1-1/4	1-1/4
WASHOUT (ALT. RETURN)	1-1/4 (2)	1-1/4 (2)	1-1/4 (2)
AFUE RATING - W/DAMPER	85.0	84.9	84.1
AFUE RATING - NO DAMPER	84.3	83.2	82.1

\*When using REAR FLUE KIT, jacket height increases by 4-1/4 inches.

FROM : COLLIN AND SON CONSTRUCTION

PHONE NO. : 207 499 2706

Sep. 22 1998 01:51PM P1

Collin & Son Construction  
 149 Mast Road  
 Lyman, ME 04002

# Estimate

DATE	ESTIMATE NO.
9/22/98	61

NAME / ADDRESS
Rev. Jeffery & Caroling Gill

## PROJECT

ITEM	DESCRIPTION	QTY	RATE	TOTAL
	<p>I am writing this brief letter due to changes in the Boon State Building Codes, changes that have taken place in the area of stairway rise in stair treads. The code in which has always been a general practice called for a maximum of 7 1/4 and a maximum of 1 1/8 inch per step. The Portland building inspector has made me aware of the new code calling for no more than 7 1/4 inch, although he said we would not have to make any changes as long as you agreed to sign this letter stating you realize your stairs do not meet new codes, but the old code is acceptable to you. Also I the customer am aware that the room next to the utility room is not a bedroom and does not meet egress, do to the windows being so small. This room will be used for purposes other than sleeping quarters.</p> <p>Signature <i>Jeffery Gill</i>  <i>Caroling S. Gill</i></p>			
<b>Total</b>				\$0.00

Collin & Son Construction  
 149 Mast Road  
 Lyman, ME 04002

# Estimate

DATE	ESTIMATE NO.
9/22/98	61

NAME / ADDRESS
Rev. Jeffery & Caroling Gill

PROJECT

ITEM	DESCRIPTION	QTY	RATE	TOTAL
	<p>I am writing this brief letter due to changes in the Boca State Building Codes, changes that have taken place in the area of stairway rise in stair treads. The code in which has always been a general practice called for a minimum of 7 1/4 and a maximum of 8 1/4 inch per step. The Portland building inspector has made me aware of the new code calling for no more then 7 3/4 inch, although he said we would not have to make any changes as long as you agreed to sign this letter stating you realize your stairs do not meet new codes, but the old code is acceptable to you. Also I the customer am aware that the room next to the utility room is not a bedroom and does not meet egress, do to the windows being too small. This room will be used for purposes other then sleeping quarters.</p> <p>Signature _____</p> <p>_____</p>			
			<b>Total</b>	\$0.00

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

19980034

I. D. Number

**Collin & Son**

Applicant

149 Mast Rd, Lyman, ME 04002

Applicant's Mailing Address

**Dave Collin**

Consultant/Agent

499-2706 499-2706

Applicant or Agent Daytime Telephone, Fax

4/23/98

Application Date

Pleasant Ave 397 1-fam dwellin

Project Name/Description

397 Pleasant Ave, Peaks Island

Address of Proposed Site

092-G-009

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)

34' x 30' 57550 sq. ft.

Proposed Building square Feet or # of Units Acreage of Site 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 \$100.00 Subdivision Engineer Review \$50.00 Date: 4/23/98

Inspections Approval Status: Reviewer Sam

Approved  Approved w/Conditions see attached  Denied

Approval Date 5/11/98 Approval Expiration Extension to Additional Sheets Attached

Condition Compliance Sam 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

19980034

I. D. Number

**Collin & Son**

Applicant

149 Mast Rd, Lyman, ME 04002

Applicant's Mailing Address

**Dave Collin**

Consultant/Agent

499-2706                                  499-2706

Applicant or Agent Daytime Telephone, Fax

4/23/98

Application Date

Pleasant Ave 397 1-fam dwellin

Project Name/Description

397 Pleasant Ave, Peaks Island

Address of Proposed Site

092-G-009

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) \_\_\_\_\_

34' x 30'                                  57550 sq. ft.

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid:    Site Plan    \$100.00    Subdivision    \_\_\_\_\_    Engineer Review    \$50.00    Date:    4/23/98

**DRC Approval Status:**

Reviewer Jim Wendel

- Approved                                   Approved w/Conditions  
see attached                                   Denied

Approval Date 4/29/98                                  Approval Expiration 4/29/99                                  Extension to \_\_\_\_\_                                   Additional Sheets Attached

Condition Compliance                                  Jim Wendel                                  4/29/98  
signature                                  date

Performance Guarantee                                   Required\*                                   Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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

19980034

I. D. Number

Collin & Son

Applicant

149 Mast Rd, Lyman, ME 04002

Applicant's Mailing Address

Dave Collin

Consultant/Agent

499-2706

499-2706

Applicant or Agent Daytime Telephone, Fax

4/23/98

Application Date

Pleasant Ave 397 1-fam dwellin

Project Name/Description

397 Pleasant Ave, Peaks Island

Address of Proposed Site

092-G-009

Assessor's Reference: Chart-Block-Lot

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**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, unless the site is left vegetated as proposed.

Your new street address is now 397 Pleasant Avenue, 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.

Erosion control fence shall be placed downgradient of all disturbed areas. A crushed stone construction entrance shall be installed at the curb-cut.

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**Planning Conditions of Approval**

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**Inspections Conditions of Approval**

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**Fire Conditions of Approval**



**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

**TO:** Code Enforcement

**FROM:** Jim Wendel, Development Review Coordinator

**DATE:** September 15, 1998

**SUBJECT:** Certificate of Occupancy  
297 Pleasant Avenue, Peaks Island (092-G-009)

*KC/TR*

On September 15, 1998 a site visit was made to review the completion of the conditions of the site plan approval dated 4-29-97; my comments are:

1. The street number needs to be placed on the house.

It is my opinion that all of the conditions of the site plan approval have not been satisfactorily completed and **no Certificate of Occupancy should be issued** until the item above has been satisfactorily completed in accordance with City standards.



**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

**TO:** Code Enforcement

**FROM:** Jim Wendel, Development Review Coordinator

**DATE:** October 16, 1998

**SUBJECT:** Certificate of Occupancy  
397 Pleasant Avenue, Peaks Island (092-G-009) (091-P-010)

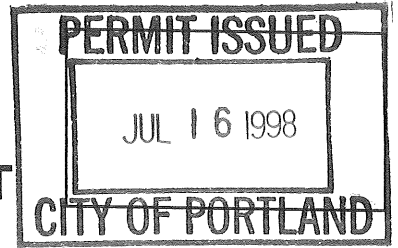
It is my opinion that all of the conditions of site plan approval have been satisfactorily completed and a permanent Certificate of Occupancy could be issued assuming Code Enforcement has no outstanding issues.



980768

FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



92-6-7

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 lot 92 6-9 37-1 Pleasant St Use of Building Res Date 7-13-98

Name and address of owner of appliance Jeffrey Gill

Installer's name and address Promacher Oil & Heating - Jim Godbout Plbr Heating  
139 Cleaves St. Bldg. Me 04105 Telephone 284-8068

**Location of appliance:**

Basement       Floor  
 Attic             Roof

**Type of Fuel:**

Gas       Oil       Solid

**Appliance Name:** Thermal Dynamics 100W-DU

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 T

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

Direct Vent  
Type Thermal Dynamics UL# \_\_\_\_\_

**Type of Fuel Tank**

Oil  
 Gas

Size of Tank 225

Number of Tanks 1

Distance from Tank to Center of Flame 6 feet.  
Cool 91 Tank 4,000  
per: 5400

**The Type of License of Installer:**

Master Plumber # 05993  
 Solid Fuel # \_\_\_\_\_  
 Oil # 1177 - 9547  
 Gas # \_\_\_\_\_  
 Other \_\_\_\_\_

Approved

\* Approved with Conditions

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

See attached letter or requirement  
Chimney shall meet the manufacturer's requirements for that appliance.

Signature of Installer James M. Godbout