

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

INSPECTION PERMIT

Permit Number 060608

This is to certify that ORLANDO MARK G /James Grosman
has permission to Dormer windows & Sky light to use existing space at this time.

AT 25 CODMAN ST 129 G015001

provided that the person or persons who obtain or accept this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

PERMIT ISSUED
JUL 26 2006
CITY OF PORTLAND

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in. 48 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

Alvin [Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call **874-8703** or **874-8693** to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection; Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

Signature of Applicant/Designee

Date

7-26-06

Signature of Inspections Official

Date

CBL: 129 G/5

Building Permit #: 060608

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0608	Issue Date: JUL 26 2006	CBL: 129 6015001
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Location of Construction: 25 CODMAN ST	Owner Name: ORLANDO MARK G	Owner Address: 25 CODMAN ST	Phone:
Business Name:	Contractor Name: James Crosman	Contractor Address: Brunswick	Phone: 2078415028
Lessee/Buyer's Name	Phone:	Permit Type:	Zone: R-3

Past USE: 2 unit residential	Proposed USE: 2 unit residential/ To replace windows in existing dormers and to add skylights	Permit Fee: \$33.00	cost of work: \$2,000.00	CEO District: 4	7, 123 ⁷⁴
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Proposed Project Description: Dormer windows & sky lights - attic to remain attic	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB 7/24/06 Signature: <i>[Handwritten Signature]</i>
	Signature:	Signature:
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
	Signature:	Date:

Permit Taken By: ldobson	Date Applied For: 04/28/2006	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/6/15/06</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>[Handwritten Signature]</i>	Historic Preservation <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 Date: <i>[Handwritten Signature]</i>
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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	

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0608	Date Applied For: 04/28/2006	CBL: 129 G015001
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Location of Construction: 25 CODMAN ST	Owner Name: ORLANDO MARK G	Owner Address: 25 CODMAN ST	Phone:
Business Name:	Contractor Name: James Crosman	Contractor Address: Brunswick	Phone: (207) 841-5028
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	

Proposed Use: 2 unit residential/ To replace windows in existing dormers and to add skylights	Proposed Project Description: Dormer windows & Sky lights - attic to remain attic
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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 (2) 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. It is understood that the attic will remain an attic space and will not be new living space or a new dwelling unit.

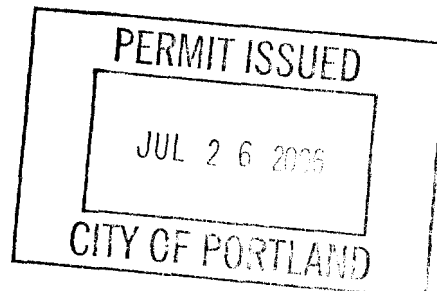
Dept: Building **Status:** Approved with Conditions **Reviewer:** Residential Plan Review **Approval Date:** 07/24/2006**Note:****Ok to Issue:**

- 1) an Egress sized window must be provided, Owner agreed.

Comments:

6/5/2006-mes: see letter asking for more information on use and work being done. Permit on hold in M's area until info received.

6/8/2006-l Dobson: Brought in additional information. Put w/ permit.





General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Total Square Footage of Proposed Structure <i>N/A</i>			Square Footage of Lot <i>7123</i>		
Tax Assessor's Chart, Block & Lot Chart# <i>137</i> Block# <i>6</i> Lot# <i>15</i>		Owner: <i>MARK G ORLANDO</i>		Telephone: <i>207-653-3460</i>	
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: <i>MARK ORLANDO</i> <i>25 GODMAN ST</i> <i>PORTLAND, ME 04103</i>		cost Of Work: \$ <i>2,000</i> Fee: \$ _____ C of O Fee: \$ _____	
previous use? <i>ATTIC</i> <i>ATTIC</i> <i>full to be</i> <i>Attic only</i>					
<i>FRAME AND INSTALL SKY LIGHTS (2) No creation of Attic use -</i>					
Contractor's name, address & telephone: <i>JAMES CROSMAN; BRUNSWICK, ME 041-5098</i>					
Who should we contact when the permit is ready: <i>MARK ORLANDO</i>					
Mailing address: _____ Phone: <i>207-653-3460</i>					

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

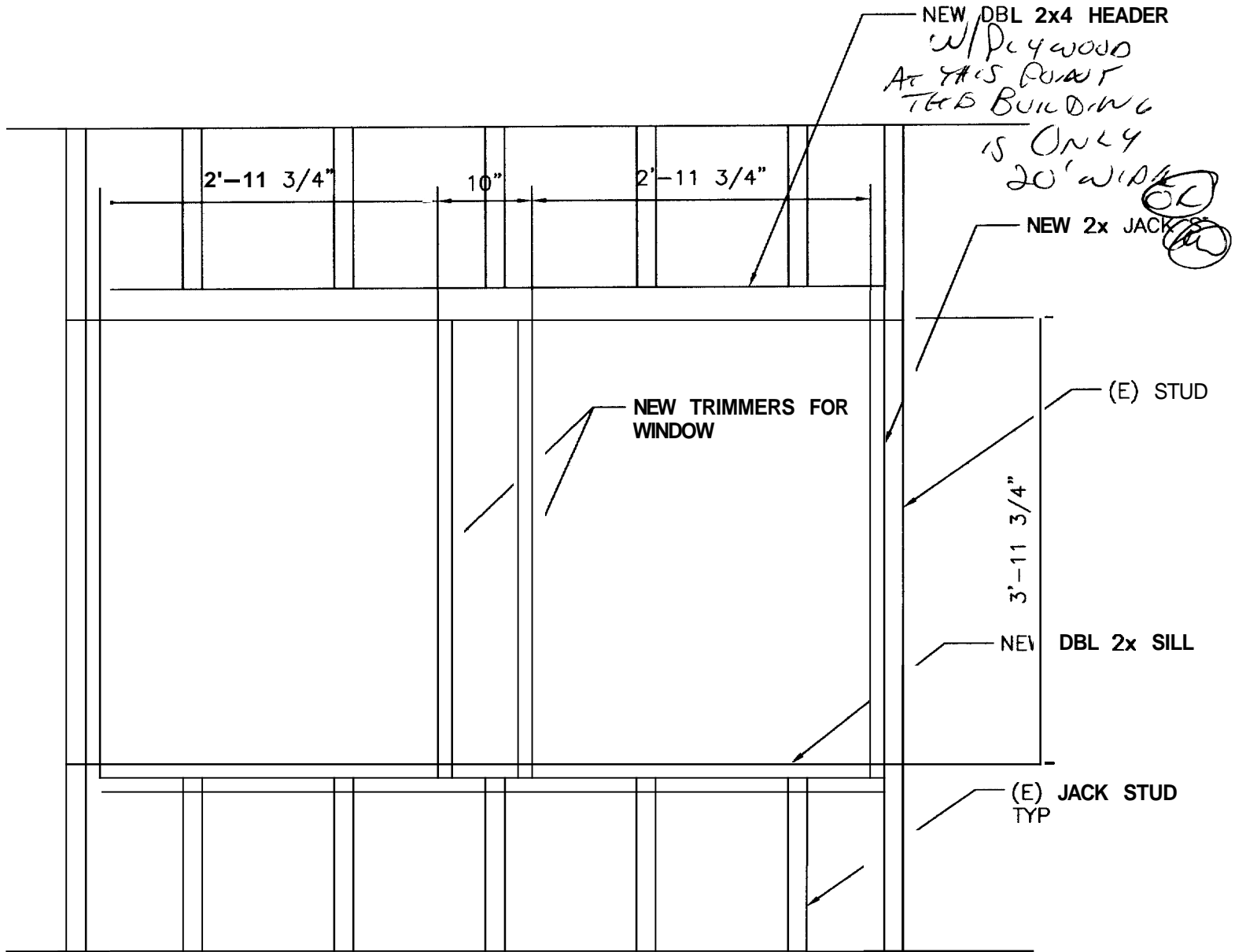
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representatives shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: *Mark Orlando* Date: *4/22/06*

This is not a permit; you may not commence ANY work until the permit is issued.

23 – 25 CODMAN STREET, PORTLAND
 PERMIT # 06-0608



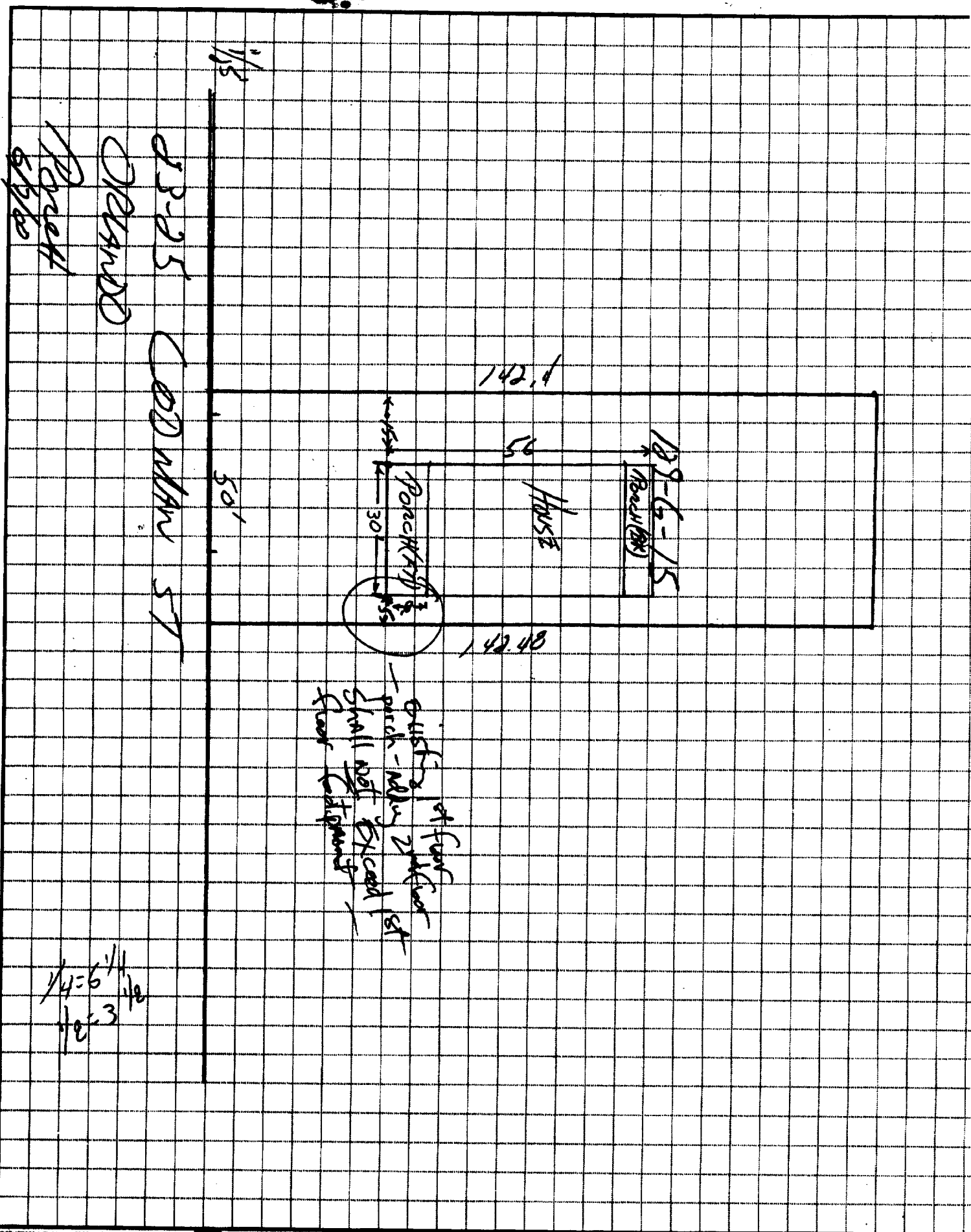
FRAMING ELEVATION FOR TYPICAL DORMER WINDOW

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME

JUN 12 2006

RECEIVED

EXISTING WINDOW SIZE TO REMAIN THE SAME
 EXISTING DORMER SIZE TO REMAIN THE SAME



- exist of front porch - 2nd floor
 - shall not exceed 1st floor height
 - shall not exceed 1st floor height

$1/4 = 6' 1/4$
 $1/2 = 3' 1/2$

DOUBLE-HUNG WINDOWS

Architect Series Units

Transoms

	(552) (533)	(654) (635)	(756) (737)	(857) (838)	(959) (940)	(1060) (1041)	(1162) (1143)
Opening*	1' 9 3/4"	2' 1 3/4"	2' 5 3/4"	2' 9 3/4"	3' 1 3/4"	3' 5 3/4"	3' 9 3/4"
Frame	1' 9"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"	3' 9"
1' 5 3/4"							
(451) (432)	2117	2517	2917	3317	3717	4117	4517
2' 1"							
(654) (635)	2125	2525	2925	3325	3725	4125	4525

Vent Units

9088 (889)							
(1060) (1041)	2135	2535	2935	3335	3735	4135	4535
3' 5 3/4"							
(1213) (1194)	2141	2541	2941	3341	3741	4141	4541
3' 11 3/4"							
(1365) (1346)	2147	2547	2947	3347	3747	4147	4547
4' 5 3/4"							
(1467) (1448)	2153	2553	2953	3353	3753	4153	4553
4' 9 3/4"							
(1518) (1499)	2157	2557	2957	3357	3757	4157	4557
4' 11 3/4"							
(1670) (1651)	2159	2559	2959	3359	3759	4159	4559
5' 5 3/4"							
(1822) (1803)	2165	2565	2965	3365	3765	4165	4565
5' 11 3/4"							
(1975) (1956)	2171	2571	2971	3371	3771	4171	4571
6' 5 3/4"							
	2177	2577	2977	3377	3777	4177	4577

* Clarif unit dimensions shown. For wood units, add 1-1/8" to opening height

Notes:

- Also available as a removable grille
- Special-size units are also available.

Ⓔ₃ Can be used on first floor only where codes permit (5.0 ft² (0.46 m²))

Ⓔ₄ Meets typical egress requirements by raising lower sash

LX = Luxury Edition units meet egress requirements as shown.

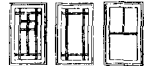
SE = Style Edition units meet egress requirements as shown

Fixed Companion Units

(1060) (1041)	(1213) (1194)	(1365) (1346)	(1518) (1499)
3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"
3' 5"	3' 11"	4' 5"	4' 11"

Note

- Traditional grille pattern shown. Additional patterns available on Architect Series* for most sizes. Removable grilles also available.



4135	4735	5335	5935
4141	4741	5341	5941
4147	4747	5347	5947
4153	4753	5353	5953
4157	4757	5357	5957
4159	4759	5359	5959
4165	4765	5365	5965
4171	4771	5371	5971

- Ⓜ 5-lite high grille pattern to match cottage sash vent units available as special
- Ⓜ Tempered glass is standard.



CASEMENT WINDOW

Architect Series and Designer

Transoms*

Opening**	1' 5 3/4"	1' 9 3/4"	1' 11 3/4"	2' 1 3/4"	2' 5 3/4"	2' 11 3/4"
Frame	1' 5"	1' 9"	1' 11"	2' 1"	2' 5"	2' 11"
(451) (432)	(552) (533)	(603) (584)	(654) (635)	(756) (737)	(908) (889)	
1' 5"	1717	2117	2317	2517	2917	3517
1' 9"		2121				
1' 11"			2323			
2' 1"	1725	2125	2325	2525	2925	3525
2' 5"				2529		

Vent and Fixed Units

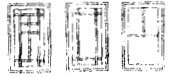
Opening**	2' 11 3/4"	3' 5"	3' 11"	4' 5"	4' 11"	5' 5"	5' 11"	6' 1"
1735	2135	2335	2535	2935	3535			
1741	2141	2341	2541	2941	3541			
1747	2147	2347	2547	2947	3547			
1753	2153	2353	2553	2953	3553			
1759	2159	2359	2559	2959	3559			
1765	2165	2365	2565	2965	3565			
1771	2171	2371	2571	2971	3571			
1773	2173	2373	2573	2973	3573			

Fixed Companion Units

(1060) (1041)	(1213) (1194)	(1365) (1346)	(1518) (1499)
3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"
3' 5"	3' 11"	4' 5"	4' 11"

Notes

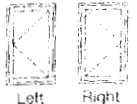
- Traditional grille pattern shown. Additional patterns available on Architect Series™ for most sizes. Removable grilles also available.



- Special-size units available.

(View from exterior)

- All vent units are available with left- or right-hand hinging. Hinging is designated as shown below.



4135	4735	5335	5935
4141	4741	5341	5941
4147	4747	5347	5947
4153	4753	5353	5953
4159	4759	5359	5959
4165	4765	5365	5965
4171	4771	5371	5971
4173	4773	5373	5973

- Ⓔ Standard hardware provides egress opening. Left- or right-hand hinging.
- Ⓕ Egress hardware conversion kit available. Left- or right-hand hinging.
- Ⓖ Can be used on first floor only where codes permit 5.0 ft. (1.524 m) egress kit required.

- Ⓗ Tempered glass is standard.
- Ⓖ Fixed unit only.

- * Venting transoms are available as casements or awnings.
- ** Cad unit dimensions shown. For wood units, add 1-1/8" to opening height.
- † 7.0" not available in Architect Series™ units.



VS MANUAL VENTING DECK MOUNTED SKYLIGHTS

Ideal for Kitchens, Baths and Other Humid Areas in the Home



Size Code	101	104	106	108	304	306	308	601	606
Outside Frame	21 1/4 x 27%	21 1/4 x 38%	21 3/8 x 46 1/4	21 1/2 x 54 1/4	30% x 36%	30% x 46%	30% x 54 1/4	44% x 27%	44% x 46%
Rough Opening	21% x 27%	21% x 38%	21 3/8 x 46%	21 3/8 x 55%	30% x 38%	30% x 44%	30% x 55%	44% x 27%	44% x 46%
Finished Framing Dimension	20% x 26%	20% x 37%	20% x 45%	20% x 53%	29 1/4 x 37%	29 1/4 x 45%	29 1/4 x 53%	43 1/4 x 26%	43 1/4 x 45%
GLAZINGS/CLADDINGS	\$	\$	\$	\$	\$	\$	\$	\$	\$
VS Comfort tempered, low-E	299	324	352	382	354	381	427	396	475
VS Comfortplus laminated, low-E									
VS Comfortplus/Copper Cladding									

S
N

	57	57	57	68	62	62	62	69	69
		114	114	136	124	124	124	138	138
S EDM Metal Roof Flashing (Roof Pitch 15° - 85°)	165	177	184	195	192	200	208	207	223
ZOZ 121 Roofing Underlayment	28	28	28	28	28	28	28	28	28

S Cellular Shade	
S FDA Manual Venetian Blind	
S MMA Electric	

S Sensor and Wires	
	(Required)
S Power Supply and Switch, KES 160, for 1 Electric Blind	88
S Manual operation	
S Skylight Replacement Hook, ZZZ 179	
S Crank Handle, ZZZ 169	
S Crank Handle, ZZZ 180 (for larger skylights)	

<p>One Blind Application</p> <p>One electric blind is controlled by the power supply and switch KES 160</p> <p>KES 160</p>	<p>Two or Three Blind Application</p> <p>1 Electric blinds are controlled by the power supply WLC 160 and the required keypad WU 160. Optional remote control WLR 160 can be added</p> <p>or</p> <p>2 One KES 160 per blind</p> <p>WLC 160 WU 160</p>	<p>Multiple Blind Application</p> <p>1 Additional WLC 160 power supply needed for every 3 electrical blinds</p> <p>One keypad WU 160 required</p> <p>Optional remote WLR 160 and additional keypads can be added</p> <p>or 2 One KES 160 per blind</p> <p>WLC 160 WU 160 WLR 160</p>
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Blinds for prior models available. Contact your dealer or call VELUX customer service at 1-800-88-VELUX.
Retail prices are not valid in Alaska, Hawaii or Mexico due to additional freight cost.

*National Delivery Guideline	S - In stock at regional warehouses - Allow 2 to 4 days for shipment
	T - Trans-shipped from central warehouse - Allow 10 to 14 days for shipment
	N - Not stocked. Manufactured on demand - Allow Approximately 30 working days for shipment

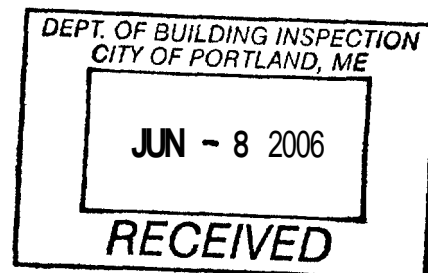


Mark G. Orlando
25 Codman Street
Portland, ME 04103
207-775-1817/653-3460 cell

June 6, 2006

Ms. Marge Schmuckal
Zoning Administration
City of Portland
389 Congress Street
Portland, ME **04101**

Re: Permit #06-0608



Dear Ms. Schmuckal:

Thank you for your timely response to my building permit application.

I apologize that my application was not clear and hope that I can answer your questions completely **so** that your review **can** continue.

I would also suggest that I meet with **you** to verify that you received all the documents that were attached to my application.

I have no intention of adding a new dwelling unit. My application **so** stated that no **new** living **space was** being **requested** to be added. I **am** simply applying to add to existing framing **so** that new windows **can** be installed. The space is an attic used for storage. There **are** no rooms or partitions to be described. The space covers the foot print of the house **less** the access stairway **across** the back of **the** building.

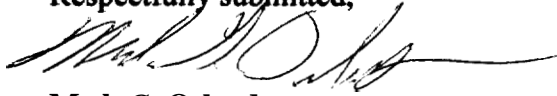
Further, **as** depicted, in the city **assessor's** picture that I provided with my application, there **are** four existing dormers on the house. No expansion of the dormers is planned or **requested**. Additionally, the **framing** diagram should have depicted that all four dormers need new windows. The sash and **jams are** no longer serviceable. The new construction replacement windows are roughly the same **size as** the existing ones. The **sky** lights **are** depicted on the framing diagram that I submitted with my application.

I hope the above answers your questions. Again, my only goal is to improve upon existing framing **so** that new windows can be installed in all four dormers and two sky lights.

I will call you to arrange a convenient time to answer any additional questions you may have and **go** over the **plans** and documents that were submitted with the application.

Thank you for your help with this application.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mark G. Orlando', with a long horizontal flourish extending to the right.

Mark G. Orlando



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Lee Urban-Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

June 5, 2006

Mark G. Orlando
25 Codman Street
Portland, ME 04103

RE: 25 Codman Street - 129-G-015 - R-3 Zone - permit #06-0608

Dear Mr. Orlando,

I am in receipt of your request to add dormer windows and to frame and install two skylights. It is further related on the permit that the use of this attic area is not to be revealed at this time.

I can not complete your permit without the establishment of use for this area and receiving further dimensional plans. Please note that your current use is for a two (2) family dwelling as previously approved by evidence in our building records. Your property is located within an R-3 Residential Zone which does not permit a third unit to be installed. This office needs to ensure that a third dwelling unit is not contemplated for this area that is being rehabbed. This office will not issue a permit that would be turned into an illegal use of the property.

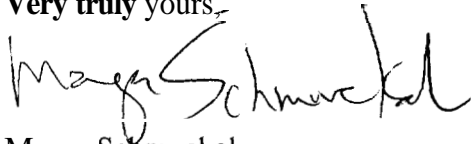
If you can ensure that this attic area will not be for a new dwelling unit by putting your intentions for use in writing, **and** to provide dimensioned floor plans showing all rooms and uses of those rooms, this office can further review for zoning and building code requirements.

I would also need more clarification as to the specific work that you are proposing. Are you adding new dormers or are you just changing the window sizes within the existing dormers? We would also need to know where new dormers (if any) are located along with structure details showing how much the upper floor is being expanded by any new dormers. If you are only installing new dormer windows within existing dormers, and not expanding the existing dormers, we will need to know which dormers are being altered. We will also need to know where the skylights are being installed in relation to the existing roof. Any other information that you can submit that will clarify your request would hasten your review and approvals.

Your permit is on hold until complete information is submitted so that this office can determine compliance with all codes.

If you have any questions, please do not hesitate to call.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is written in a cursive style with a large, prominent "S" for Schmuckal.

Marge Schmuckal
Zoning Administrator

Cc: file



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Lee Urban-Director of Planning and Development
Marge Schrnuckal, Zoning Administrator*

June 5, 2006

Mark G. Orlando
25 Codman Street
Portland, ME 04103

RE: 25 Codman Street – 129-G-015 – R-3 Zone – permit #06-0608

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I can not complete your permit without the establishment of use for this area and receiving further dimensional plans. Please note that your current use is for a two (2) family dwelling as previously approved by evidence in our building records. Your property is located within an R-3 Residential Zone which does not permit a third unit to be installed. This office needs to ensure that a third dwelling unit is not contemplated for this area that is being rehabbed. This office will not issue a permit that would be turned into an illegal use of the property.

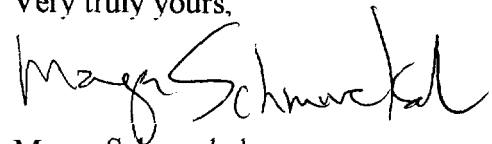
If you can ensure that this attic area will not be for a new dwelling unit by putting your intentions for use in writing, and to provide dimensioned floor plans showing all rooms and uses of those rooms, this office can further review for zoning and building code requirements.

I would also need more clarification as to the specific work that you are proposing. *Are* you adding new dormers or are you just changing the window sizes within the existing dormers? We would also need to know where new dormers (if any) are located along with structure details showing how much the upper floor is being expanded by any new dormers. If you are only installing new dormer windows within existing dormers, and not expanding the existing dormers, we will need to know which dormers are being altered. We will also need to know where the skylights are being installed in relation to the existing roof. Any other information that you can submit that will clarify your request would hasten your review and approvals.

Your permit is on hold until complete information is submitted so that this office can determine compliance with all codes.

If you have any questions, please do not hesitate to call.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is written in a cursive style with a large, prominent "M" and "S".

Marge Schmuckal
Zoning Administrator

Cc: **file**



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Lee Urban-Director of Planning and Development
Marge Schmckal, Zoning Administrator*

June 5, 2006

Mark G. Orlando
25 Codman Street
Portland, ME 04103

RE: 25 Codman Street – 129-G-015 – R-3 Zone – permit #06-0608

Dear Mr. Orlando,

I am in receipt of your request to add dormer windows and to frame and install two skylights. It is further related on the permit that the use of this attic area is not to be revealed at this time.

I can not complete your permit without the establishment of use for this area and receiving further dimensional plans. Please note that your current use is for a two (2) family dwelling as previously approved by evidence in our building records. Your property is located within an R-3 Residential Zone which does not permit a third Unit to be installed. This office needs to ensure that a third dwelling unit is not contemplated for this area that is being rehabbed. This office will not issue a permit that would be turned into an illegal use of the property.

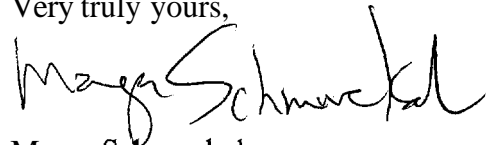
If you can ensure that this attic area will not be for a new dwelling unit by putting your intentions for use in writing, and to provide dimensioned floor plans showing all rooms and uses of those rooms, this office can further review for zoning and building code requirements.

I would also need more clarification as to the specific work that you are proposing. Are you adding new dormers or are you just changing the window sizes within the existing dormers? We would also need to know where new dormers (if any) are located along with structure details showing how much the upper floor is being expanded by any new dormers. If you are only installing new dormer windows within existing dormers, and not expanding the existing dormers, we will need to know which dormers are being altered. We will also need to know where the skylights are being installed in relation to the existing roof. Any other information that you can submit that will clarify your request would hasten your review and approvals.

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A handwritten signature in black ink that reads "Marge Schmuckal". The signature is written in a cursive style with a large, prominent "M" and "S".

Marge Schmuckal
Zoning Administrator

Cc: file

This page contains a detailed description of the Parcel ID you selected. Press the New Search button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	129 G015001
Location	25 CODMAN ST
Land Use	TWO FAMILY
Owner Address	ORLANDO MARK G 25 CODMAN ST PORTLAND ME 04103
Book/Page	14048/321
Legal	129-G-15 CODMAN ST 25
	7123 SF

R-3

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$78,350	\$136,860	\$215,210

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$114,900	\$162,000	\$276,900

* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

Property information

Year Built 1916	Style old Style	Story Height 2	Sq. Ft. 2566	Total Acres 0.164		
Bedrooms 4	Pull Baths 2	Half Baths	Total Rooms 10	Attic Unfin	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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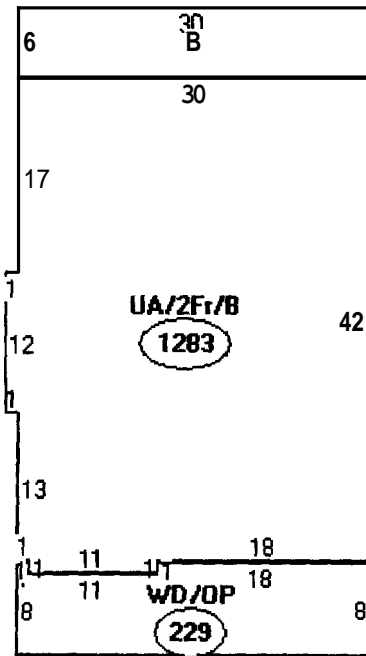
Sales Information

Date	Type	Price	Book/Page
08/01/1998	LAND + BLDING	\$53,000	14048-321
03/14/1994	LAND + BLDING	\$118,000	11332-087

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here to view Tax Roll Information.](#)



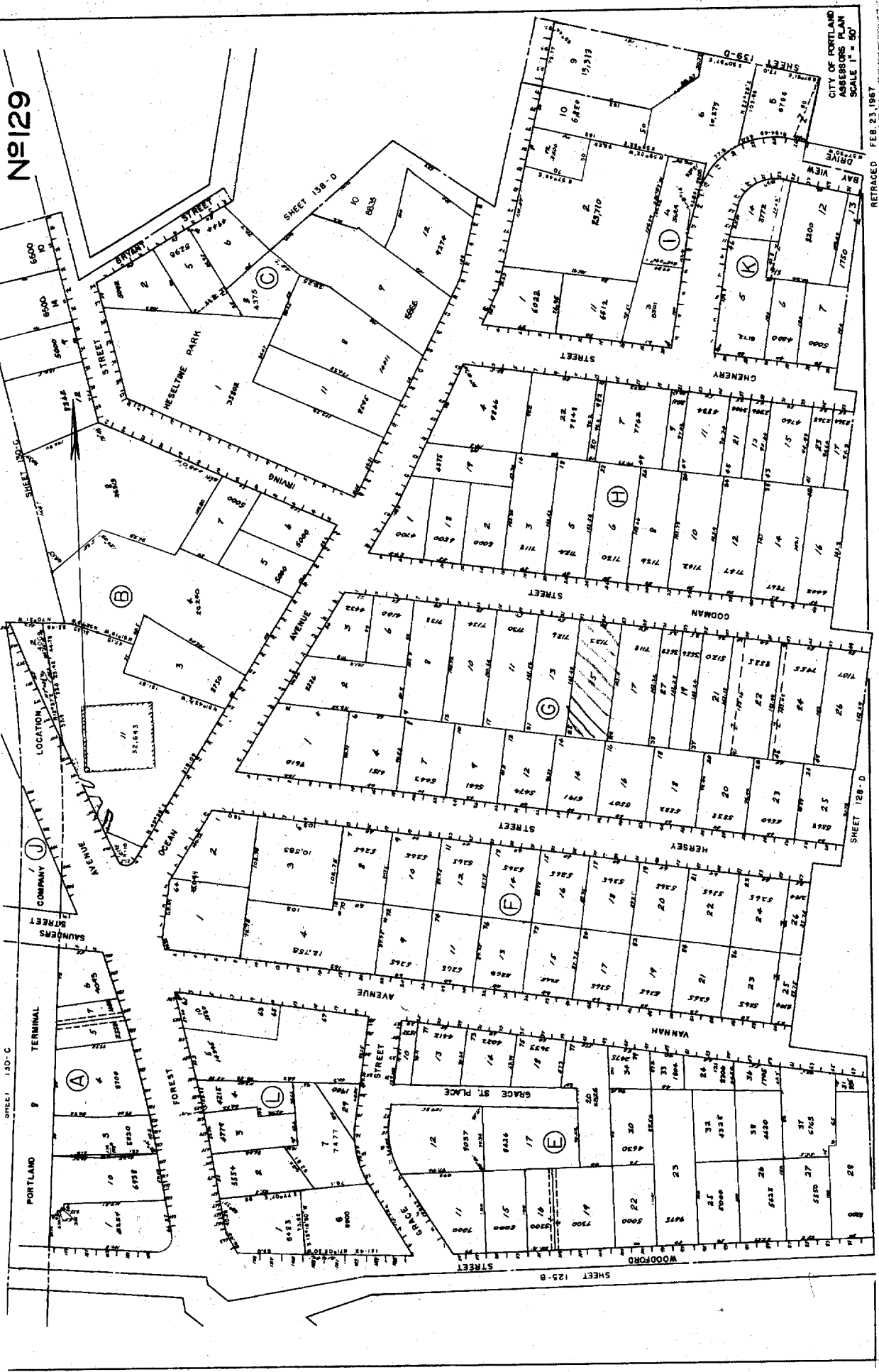
Descriptor/Area

A: UA/2Fr/B
1283 sqft

B: WD/OP
180 sqft

C: WD/OP
229 sqft

№129



CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'

RETRACTED FEB 23 1967



City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0185	Issue Date: MAR 6 2006	CEM: 129	G015001
-----------------------	---------------------------	-------------	---------

Location of Construction: 25 CODMAN ST	Owner Name: ORLANDO MARK G	Owner Address: 25 CODMAN ST	Phone:
Business Name:	Contractor Name: Jim Grosman	Contractor Address: Portland	Phone: CITY OF PORTLAND
Lessee/Buyer's Name	Phone:		
Past Use: Residential 2 unit	Proposed Use: Residential 2 unit Reinforce roof rafters prior to new roof	Permit Fee: \$57.00	Cost of Work: \$4,000.00
		CEO District: 4	INSPECTION: Use Group: R-3 Type: 58 IRC 2003
Proposed Project Description: Reinforce roof rafters prior to new roof		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Signature: Jim 3/6/06
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: Date:

Permit Taken By: dmartin	Date Applied For: 02/03/2006	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> late:	Zoning Appeal <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 late:	Historic Preservation <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 late: 3/6/06 Jim

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

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

Location of Construction: 23-25 Codman St.	Owner: ** Mark G. Orlando	Phone: 775-1817	Permit No: 000651
Owner Address: ** 25 Codman St.	Lessee/Buyer's Name: N/A	Phone: N/A	PERMIT ISSUED
Contractor Name: N/A	Address: N/A	Phone: N/A	
Past Use: 2 Unit	Proposed Use: 2 unit	COST OF WORK: \$600.00	Permit Issued: JUN 19 2000
Proposed Project Description: Add second level to front porch & open deck for second story	Signature: BCC999 [Signature]	FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	CITY OF PORTLAND
Permit Taken By: -K	Date Applied For: June 8, 2000 G	Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	Zone: CBL: 129-G-015

PERMIT ISSUED WITH REQUIREMENTS

Zone: Special Zone of Historic Dist.
 Zoning Approval: minor project
 OK Shoreland with conditns

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Flood Zone
 Subdivision
 Site Plan m/j Minor Imm

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

Action:
 Approved
 Approved with Conditions
 Denied

Date: 9

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT 2

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 _____ DATE: June 8, 2000

ADDRESS: _____ 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

STREET

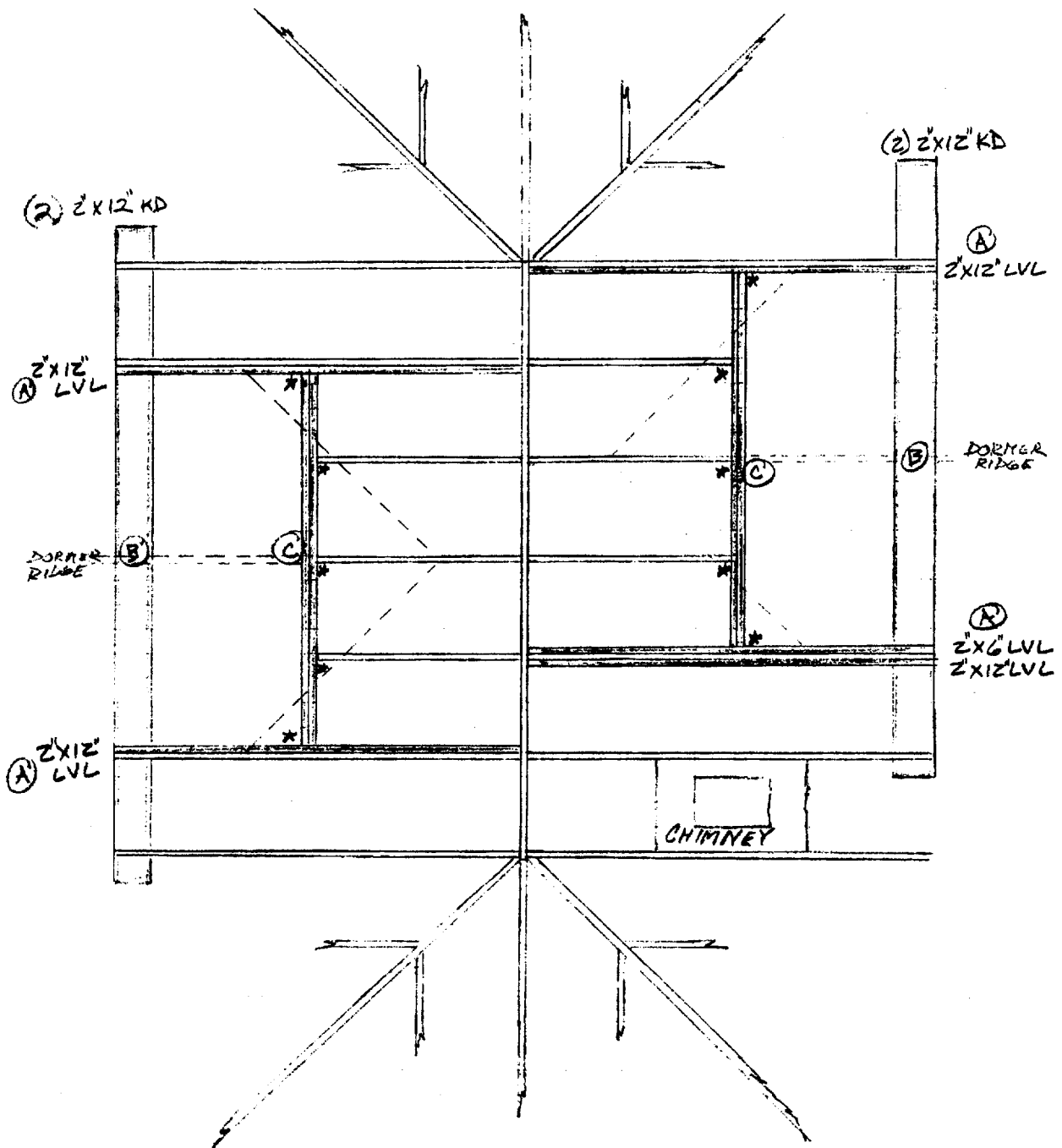
23 CODMAN ST.
→ RAFTER SUPPORT

==== = EXISTING

==== = ADDED

==== = REPLACED

* = JOIST HANGER



(A) • 2"x12" LVL'S GLUED & SCREWED TO EXISTING RAFTERS

(B) • LVL'S BEAR ON DOUBLE 2"x12" KD PLATES

(C) • DOUBLE 2"x8" HEADERS REPLACE EXISTING SINGLE 2"x6" HEADERS

Contract
PELLA WINDOWS AND DOORS
 30 Centre Rd, Flat Nine
 Somersworth
 NH 03878

Project / Ship-To	Order
Orlando Residence 23 Codman PORTLAND, ME 04103 CUMBER Owner: Mr. Mark Orlando Bus. Phone: Home Phone: (207) 775- 1817	01/05/2006 737MB3570 02/06/2006 Bailey, Martin L. Martin Deposit/C.O.D.

Unit Price Extended

Item	Qty.	Description
Item# 4 Location: 3rd floor Living R.O: 2' 9-3/4" X 3' 11-3/4" WallCond: 4-9/16"	Qty: 6	3347 Vent - DH Luxury Edition Double-Hung, Frame:33 X 47: Architect Series, Clad, Model 3, White, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, Brass Spoon Hardware, Fins (single unit per design)
Item# 5 Location: R.O: 2' 11-3/4" X 3' 11-3/4" WallCond: 4-9/16"	Qty: 2	3547 (E) Right Hinge Casement, Frame:35 X 47: Architect Series, Clad, Model 2, White, 5/8" InsulShld IG Glazing, Champagne Screen, Brass Hardware, 2" ILT Traditional Grille (Grille Lites Wide=01, Grille Lites High=02), Fins (single unit per design)

Item# 6 **Qty: 8** \$50 off each Pella replacement window
Location:

VS-606

VELUX America Inc.
SPECIFICATION FOR MODEL VS
VENTILATING SKYLIGHT (Manual Chain)

SECTION 08610
WOOD WINDOWS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Production fabricated wood, manually operated ventilating skylight with exterior maintenance free cladding with [electrically][manually] operated accessories as indicated on window schedule.

1.02 REFERENCE STANDARDS

- A. ANSI/ASTM E 283 - Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.
- B. ANSI/ASTM E 330 - Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.
- C. ANSI/ASTM E 331 - Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Static Air Pressure Difference.
- D. ANSI/ASTM E 1886 – Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors, and Storm Shutters Impacted by **Missile(s)** and Exposed to Cyclic Pressure Differentials. (impact glazing only)
- E. ANSI/ASTM E 1996 – Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors, and Storm Shutters Impacted by Windborne Debris in Hurricanes. (impact glazing only)
- F. AAMANVDMA 1600/IS7 - Voluntary Specifications for Skylights
- G. ICBO Evaluation Services Acceptance Criteria AC 17 – Acceptance Criteria for Sloped Glass Glazing in Solariums, Patio Covers and Prefabricated Skylights.
- H. National Evaluation Service Committee Report No. NER-216
- I. National Fenestration Rating Council, NFRC 100, Procedure for Determining Fenestration Product U-factors.
- J. National Fenestration Rating Council, NFRC 200, Procedure for Determining Fenestration Product Solar Heat Gain Coefficients at Normal Incidence.
- K. National Fenestration Rating Council, **NFRC 300**, Procedures for Determining Solar Optical Properties of Simple Fenestration Products.

1.03 QUALITY ASSURANCE

A. Wood venting skylight with exterior maintenance free cladding and all accessories and components required for complete and weatherproof installation shall be manufactured to the highest standards of quality and craftsmanship in accordance with VELUX Manufacturing Standards.

1.04 SYSTEM DESCRIPTION

A. Skylight: Wood frame and sash, exterior maintenance free cladding, production fabricated flashings, glass and glazings, and anchorage.

B. Configuration: Outward opening, top hinged, production-installed manual chain operator. Sash removable for installation.

C. Operation: Manual crank handle.

1.05 PERFORMANCE REQUIREMENTS

A. Model VS manually operated venting skylight to withstand dead and live loads caused by pressure and uplift of wind acting normal to plane of roof as tested in accordance with National Evaluation Services, Inc. to a design pressure of 575 – 8714 Pa (12-182 psf) and an uplift pressure of 1053 – 4597 Pa (22-96 psf) as measured in accordance with AAMANVDMA 1600/IS7 and ANSI/ASTM E 330.

B. Limit member deflection to flexure limit of glass with full recovery of glazing materials.

C. System to accommodate, without damage to components or deterioration of seals, movement between sash and frame and perimeter framing.

D. Air leakage through assembly limited to 0.86 l/s/m² (0.17 CFM/ft²) of total unit area, measured at a reference differential pressure across assembly of 75 Pa (1.57 psf) as measured in accordance with AAMA/WDMA 1600/IS7 and ANSI/ASTM E 283.

E. Water infiltration: No water penetration noted when measured in accordance with AAMANVDMA 1600/IS7 and ANSI/ASTM E 331 with a test pressure differential of 140 Pa (2.86 psf).

F. Gasketing designed to drain water entering joints, condensation occurring in glazing channel, or migrating moisture occurring within system, to exterior by drainage network.

G. Thermal Performance: Tested and certified in accordance with NFRC 100 and 200 procedures.

H. Model VS with impact glazing (009969): Tested and certified in accordance with ANSI/ASTM E 1886 and ANSI/ASTM E 1996-01.

I. Fall Protection: Model VS with laminated glass (0074) tested to meet or exceed the intent of OSHA 29 CFR 1910.23(e)(8) for fall protection. Model VS tested to 1400ft/lbs with no glass breakage.

1.06 SUBMITTALS

A. Manufacturer's unit dimensions, rough opening, and finished framing dimensions, affected related work, and installation requirements are shown in manufacturer's installation instructions.

B. Product Data: For Model **VS** manually operated ventilating skylight, glazing options and [electrically][manually] operated accessories are indicated in manufacturer's printed material.

1.07 DELIVERY, HANDLING, STORAGE

A. Deliver products in manufacturer's original containers, dry, undamaged, seals and labels intact.

B. Store and protect products in accordance with manufacturer's recommendations.

PART 2 PRODUCTS

2.01 MANUFACTURER

A. VELUX America Inc. product Model **VS** manually operated ventilating skylight and flashing systems as specified in this section and as manufactured by VELUX America Inc.

2.02 MATERIALS

A. Wood: Kilndried, laminated Nordic Pine (Specific Gravity 0.51), temporarily treated for mold and mildew for transparent or opaque interior finish applied after installation.

B. Maintenancefree exterior cladding: Roll formed 0.65 mm aluminum frame coverings, 0.57 mm aluminum sash coverings, 0.55 mm copper frame coverings, 0.50 copper sash coverings prefinished, production engineered, and fabricated to fit exterior exposed surfaces (Alloy AA 3003 H12 and AA 3003 H16).

C. Fasteners: #8 x 1" wood screw, Phillips recess, washer headed, full threaded, black lacquered stainless steel for exterior aluminum cladding. Number 8 x 1/2" pan head, Phillips recess, stainless steel with black lacquer for top covers.

2.03 COMPONENTS

A. Weather stripping: Factory applied neoprene weather stripping throughout entire frame and sash, profiled to effect weather seal.

B. Screen: Aluminum screen profile, spring metal clip attachment, 0.28 mm glass fiber thread with PVC coating, charcoal in color.

C. Fittings: Surface treatment with electro-galvanized, chromate passivated yellow.

D. Mounting brackets: Factory installed stamped steel, surface treatment electro-galvanized, chromate passivated yellow.

E. Fasteners: #8 x 1 3/16 wood screws, Phillips recess, countersunk, yellow passivated chromate steel for mounting bracket attachment to frame, two per bracket. 1/4" galvanized, ring shank drive fasteners for attachment to roof deck, three per bracket.

2.04 GLASS AND GLAZING MATERIALS

A. Standard 16 mm (5/8") overall dual sealed insulated glass unit with 1 1.1 mm (0.437") air space. Stainless steel spacer with desiccant, primary seal polyisobutylene, secondary seal silicone.

B. Gasketing: Each I.G. unit dry glazed with chloroprene gasket, no sealants.

C. Description of glazing options:

Type 74 Laminated Low-E Gas Filled: Exterior lite 3 mm (1/8") clear tempered with Low-E² coating on surface #2, 11.1 mm (0.44") air space filled with argon gas, interior lite two plies of 2.3 mm (0.090") heat-strengthened laminated with 0.76 mm (0.030") vinyl interlayer.

Type 75 Low-E gas filled: Two lites 3.0 mm (1/8") clear tempered with 11.1 mm (0.44") airspace filled with argon gas. Low-E² coating is applied to surface #2.

Type 0099 10 (Snowload Glazing) Laminated Low-E Gas Filled: Exterior lite 3 mm (1/8") clear tempered with Low-E² coating on surface #2, 11.1 mm (0.44") air space filled with argon gas, interior lite two plies of 3 mm (1/8") tempered laminated with 0.76 mm (0.030") vinyl interlayer.

Type 0099 23 (White Laminated) Laminated Low-E Gas Filled: Exterior lite 3 mm (1/8") clear tempered with Low-E² coating on surface #2, 11.1 mm (0.44") air space filled with argon gas, interior lite two plies of 2.3 mm (0.090") heat-strengthened laminated with 0.76 mm (0.030) white vinyl interlayer.

Type 0099 69 (Impact Glazing) Laminated Low-E Gas Filled: Exterior lite 3 mm (1/8") clear tempered with Low-E² coating on surface #2, 11.1 mm (0.44") air space filled with argon gas, interior lite two plies of 2.3 mm (0.090") heat-strengthened laminated with 2.3 mm (0.090") vinyl interlayer.

2.05 HARDWARE

- A. Sash: Top hinged, hinges allow for sash removal.
- B. Manual chain operator: Factory installed. The chain is fitted to the sash with clip, pin and limit stops, removable pins allow for sash separation.

2.06 FLASHING

Type EDL Flashing *is* a prefabricated step flashing system, designed for use with roofing materials less than 3/4" thick and for slopes of 15 degrees to 85 degrees.

Type EDW Flashing is a prefabricated gutter flashing system designed for use with roofing material greater than 3/4" thick or high profile material and for roof slopes of 15 degrees to 85 degrees. Sill flashing section consists of corrugated apron to allow form fit of high profile material.

Type EDM Flashing is a prefabricated flashing system designed for use with metal roofing materials and for roof slopes of 15 degrees to 85 degrees. Sill flashing section consists of *corrugated* apron to allow form fit *of* roofing material profile.

Type ECX/EMX Curb Flashings are flashing systems designed for use on flat and low-pitched roof slopes of 0 degrees to 15 degrees. The ECX/EMX curb flashings should be used with rolled roofing.

2.07 FABRICATION

- A. Fabricate frame with slip joint/lock corners glued and nailed for hairline, weather tight fit.
- B. Fabricate frame components within minimum tolerances enabling installation and movement of sash and dynamic movement of perimeter weather stripping.
- C. Permit external drainage channels to migrate moisture to exterior. Provide internal drainage of glazing spaces to exterior through gasketing.
- D. Assemble insect screen of rolled aluminum rectangular sections. Sections are square cut and assembled using square corner keys. Fit mesh taut and secure with vinyl spline.
- E. All units factory glazed with chloroprene gasketing.

2.08 FINISHES

- A. Exterior surfaces: Exposed exterior wood surfaces to be covered with roll formed maintenance free cladding pieces. Aluminum has umber gray, Kynar® 500 polyvinylidene fluoride resin finish. Copper is roll formed mill finish.
- B. Maintenance free flashing: Roll formed aluminum, umber gray, baked on polyester polyamid primer and finish coats. Copper is roll formed mill finish.
- C. Interior surface: All exposed interior wood surfaces to be clear unfinished wood.
- D. Screens: Frames - light gray, mesh -charcoal.
- E. Operator - concealed beneath light gray covers.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify rough opening dimensions and proper orientation of skylight.

3.02 INSTALLATION

- A. Install skylight in accordance with manufacturer's installation instructions.
- B. Align skylight level, free of warp or twist; maintain dimensional tolerances.

- C. Attach skylight to roof sheathing with manufacturer's brackets with screws and nails to accommodate construction tolerances and other irregularities.
- D. Provide thermal isolation when components penetrate or disrupt building insulation. Pack fibrous insulation in rough opening to maintain continuity of thermal barriers.
- E. Coordinate attachment and seal of perimeter air and vapor barrier material.
- F. Install sash and connect operator.
- G. Install manufacturer's engineered perimeter flashing in accordance with manufacturer's installation instructions to achieve weather tight installation.

Permit No: 06-0183	Issued Date: PERMIT ISSUED MAR 6 2006	129	G015001
Phone:			

Location of Construction: 25 CODMAN ST	Owner Name: ORLANDO MARK G
Business Name:	Contractor Name: Jim Grosman
Lessee/Buyer's Name:	Phone:
Past Use: Residential 2 Unit	Proposed Use: Residential 2 Unit Reinforce roof rafters prior to new roof
Proposed Project Description: Reinforce roof rafters prior to new roof	

Permit Fee: \$57.00	Cost of Work: \$4,000.00	CEODistrict: 4
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 58 IRC 2003	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: dmartin	Date Applied For: 02/03/2006
-----------------------------	---------------------------------

Zoning Approval		
Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland OK <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> date: Jim 3/6/06	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied date:	Historic Preservation <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 date: 3/6/06 Jim

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
---	------	-------

Pella Corporation
102 Main Street
Pella, Iowa 50219
Toll Free (800) 54-PELLA
Phone (641) 621-1000
Website www.pella.com

Product Guide Specification

Specifier Notes: This product guide specification is written according to the Construction Specifications Institute (CSI) 3-Part Format, including *MasterFormat*, *SectionFormat*, and *PageFormat*, contained in the CSI Manual of Practice.

The section must be carefully reviewed and edited by the Architect to meet the requirements of the project and local building code. Coordinate this section with other specification sections and the Drawings. Delete all "Specifier Notes" when editing this section.

Section numbers are from *MasterFormat 7995 Edition*, with numbers from *MasterFormat 2004 Edition* in parentheses. Delete version not required.

SECTION 08552 (08 52 13)

ALUMINUM-CLAD WOOD DOUBLE-HUNG WINDOWS

Specifier Notes: This section covers Pella® Architect Series® SE and LX, Designer Series® and ProLine® aluminum-clad wood double-hung windows. Consult your local Pella representative for assistance in editing this section for the specific application.

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Aluminum-clad wood double-hung windows.

1.2 RELATED SECTIONS

Specifier Notes: Edit the following **list** of related **sections** as required for the project. List other sections with work directly related to this section. Verify section numbers and titles.

- A. Section 07270 (07 27 00) - Air Barriers: Water-resistant barrier.
 - B. Section 07920 (07 92 00) - Joint Sealants: Sealants and caulking.
- ##### 1.3 REFERENCES

Specifier Notes: List standards referenced in this section, complete with designations and titles. This article does not require compliance with standards, but is merely a listing of those used.

- A. American Architectural Manufacturers Association (AAMA):
 - 1. AAMA 502 - Voluntary Specification for Field Testing of Windows and Sliding Doors.
 - 2. AAMA 2605 - Voluntary Specification, Performance Requirements and Test Procedures for Superior Performing Organic Coatings on Aluminum Extrusions and Panels.

- B. American Society for Testing and Materials (ASTM):
 - 1. ASTM B 117 - Operating Salt Spray (Fog) Apparatus.
 - 2. ASTM C 1036 - Flat Glass.
 - 3. ASTM C 1048 - Heat-Treated Flat Glass – Kind HS, Kind FT Coated and Uncoated Glass.
 - 4. ASTM D 1149 - Rubber Deterioration – Surface Ozone Cracking in a Chamber.
 - 5. ASTM D 2803 - Filiform Corrosion Resistance of Organic Coatings on Metal.
 - 6. ASTM D 3656 - Insect Screening and Louver Cloth Woven from Vinyl-Coated Glass Yarns.
 - 7. ASTM D 4060 - Abrasion Resistance of Organic Coatings by the Taber Abraser.
 - 8. ASTM E 283 - Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors Under Specified Pressure Difference Across the Specimen.
 - 9. ASTM E 330 - Structural Performance of Exterior Windows, Curtain Walls and Doors by Uniform Static Air Pressure Difference.
 - 10. ASTM E 547 - Water Penetration of Exterior Windows, Curtain Walls and Doors by Cyclic Static Air Pressure Differential.
 - 11. ASTM G 85 - Modified Salt Spray (Fog) Testing.

- C. Screen Manufacturers Association (SMA):
 - 1. SMA 1201 - Specifications for Insect Screens for Windows, Sliding Doors and Swinging Doors.

- D. Window and Door Manufacturers Association (WDMA):
 - 1. ANSI/AAMA/NWDA 101/I.S.2 - Voluntary Specifications for Aluminum, Vinyl (PVC) and Wood Windows and Glass Doors.
 - 2. ANSI/AAMA/NWDA 101/I.S.2/NAFS-02 - Voluntary Performance Specification for Windows, Skylights and Glass Doors.
 - 3. WDMA I.S.4 - Industry Standard for Water-Repellent Preservative Non-Pressure Treatment for Millwork.

1.4 PERFORMANCE REQUIREMENTS

Specifier Notes: Performance ratings for Pella windows vary by product and size. Current performance information is found in the Pella Architectural Design Manual at www.pellaadm.com on the Design Data pages of each product section. Consult your local Pella representative for more information.

- A. Windows shall be Hallmark certified to a rating of [H-LC] - [R____] specifications in accordance with ANSI/AAMA/NWDA I.S.2.
- B. Window Unit Air Leakage, ASTM E 283, 1.57 psf (25 mph): 0.3 cfm per square foot of frame or less.

Specifier Notes: Specify 7.5 psf (52 mph) for Architect Series[®] and Designer Series*. Specify 4.5 psf (42 mph) for ProLine[®].

- C. Window Unit Water Penetration: No water penetration through window unit when tested in accordance with ASTM E 547, under static pressure of [4.5 psf (42 mph)] [7.5 psf (52 mph)] after 4 cycles of 5 minutes each, with water being applied at a rate of 5 gallons per hour per square foot.

1.5 SUBMITTALS

- A. Comply with Division 1 requirements.
- B. Product Data: Submit manufacturer's product data, including installation instructions.

Specifier Notes: Delete the following sentence if shop drawings are not required.

- C. Shop Drawings: Submit manufacturer's shop drawings, indicating dimensions, construction, component connections and locations, anchorage methods and locations, hardware locations, and installation details.

Specifier Notes: Delete the following sentence if samples are not required.

- D. Samples: Submit full-size or partial full-size sample of window illustrating glazing system, quality of construction, and color of finish.

1.6 QUALITY ASSURANCE

Specifier Notes: Edit the following paragraph as required for inclusion of field testing.

- A. Mockup:
 - 1. Provide sample installation for field testing window performance requirements and to determine acceptability of window installation methods.
 - 2. Approved mockup shall represent minimum quality required for the Work.

Specifier Notes: Edit the following sentence as required for inclusion of the mockup.

3. Approved mockup shall [not] remain in place within the Work.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Delivery: Deliver materials to site undamaged in manufacturer's or sales branch's original, unopened containers and packaging, with labels clearly identifying manufacturer and product name. Include installation instructions.
- B. Storage: Store materials in an upright position, off ground, under cover, and protected from weather, direct sunlight, and construction activities.
- C. Handling: Protect materials and finish during handling and installation to prevent damage.

1.8 WARRANTY

Specifier Notes: Coordinate the paragraph below with the contract requirements. Visit www.pella.com for a complete description of the standard limited warranty including exclusions and limitations.

- A. Manufacturer's Warranty: Submit, for Owner's acceptance, manufacturer's standard limited warranty document.

PART 2 PRODUCTS

2.1 MANUFACTURER

- A. Pella Corporation, 102 Main Street, Pella, Iowa 50219. Toll Free (800) 54-PELLA. Phone (641) 621-1000. Website www.pella.com.

2.2 ALUMINUM-CLAD WOOD DOUBLE-HUNG WINDOWS

Specifier Notes: Specify Pella® Architect Series@, Designer Series@, or ProLine® aluminum-clad wood double-hung windows.

- A. Aluminum-Clad Wood Double-Hung Windows: [Architect Series] [Designer Series] [ProLine] factory-assembled aluminum-clad wood double-hung windows. Sash shall tilt to interior without **removal** for cleaning.
- B. Frame:
 1. Select softwood, water-repellent, preservative-treated in accordance with WDMA I.S.4.
 2. Interior Exposed Surfaces: Clear pine with no visible fastener holes.
 3. Exterior Surfaces: Clad with aluminum.
 4. Overall Frame Depth: 5 inches (127 mm).
- C. Sash:
 1. Select softwood, Water-repellent, preservative-treated in accordance with WDMA **I.S.4**.

2. Interior Exposed Surfaces: Clear pine with no visible fastener holes.
3. Exterior **Surfaces**: Clad with aluminum, lap-jointed at comers.
4. Comers: Mortised and tenoned, glued and secured with metal fasteners.

Specifier Notes: Specify the extruded vinyl glazing flange for Pella® Designer Series@.

5. Extruded acrylonitrile butadiene styrene glazing flange. Flange is located on top of wood sash members and under exterior aluminum cladding.

Specifier Notes: Specify sash thickness of 1-3/4 inches for Pella® Architect Series@ Specify sash thickness of 1-5/8 inches for ProLine®. Specify sash thickness of 2-3/32 inches for Pella Designer Series@.

6. Sash Thickness: [1-5/8 inches (41 mm)] [1-3/4 inches (44 mm)] [2-3/32 inches (53 mm)].

D. Weather Stripping:

Specifier Notes: Specify paragraphs 1, 2 and 3 for Pella® Designer Series@ or ProLine®.

1. Foam with 3-mil vinyl skin at frame head and at lower sash bottom rail.
2. Thermal-plastic elastomer with slipcoating set into upper sash for tight contact at checkrail.
3. Secondary polyvinyl chloride (PVC) leaf-type weather strip on bottom sash at sill.

Specifier Notes: Specify paragraphs 4, 5 and 6 for Pella® Architect Series®.

4. Water-stop santoprene wrapped foam at head and sill.
5. Thermal-plastic elastomer bulb with slip coating set into lower sash for tight contact at checkrail.
6. Vinyl-wrapped foam inserted into jambliner or jambliner components to seal to sides of sash.

2.3 GLAZING

Specifier Notes: Specify the following paragraph describing glazing for Architect Series@ windows. Tempered glass is optional, delete if not required.

- A. Glazing:
1. Float Glass: ASTM C 1036, Quality 1.
 - a. Tempered Glass: ASTM C 1048.

Specifier Notes: Specify glazing type. Custom and high-altitude glazing is also available. Consult your local Pella representative for more information.

2. Type: Silicone-glazed 5/8-inch dual-seal, [annealed] [tempered], insulating glass, [clear]

[argon-filled multi-layer, Low-E coated] [bronze air-filled multi-layer, Low-E coated] [gray air-filled multi-layer, Low-E coated] [green air-filled multi-layer, Low-E coated].

Specifier Notes Specify the following for Integral Light Technology@glazing and grilles for Architect Series@windows. Delete if not required. Consult your local Pella representative for more information.

3. Integral Light Technology Glazing and Grilles:
 - a. Insulating glass contains foam grille grid between 2 panes of glass.
 - b. Foam Grid: Adhered to glass.

Specifier Notes: Specify size of room side grilles.

- c. Room Side Grilles: Solid [7/8-inch] [1-1/4-inch] wide clear pine.
- d. Exterior Grilles: Extruded aluminum. Dimension to match room side grilles.
- e. Bars shall be adhered to both sides of insulating glass with VHB acrylic adhesive tape and aligned with foam grid.
- f. Finish: Exterior surfaces finished to match window cladding. Interior surfaces unfinished, ready for site finishing.

Specifier Notes: Specify the following paragraph describing glazing for Designer Series" windows. Tempered glass is optional, delete if not required.

- B. Glazing:
 1. Float Glass: ASTM C 1036, Quality 1.
 - a. Tempered Glass: ASTM C 1048.
 2. Type:

Specifier Notes: Pella® Designer Sashes@ windows are available with a double-pane glazing system (single-light exterior glazing with an interior-hinged glass panel) or a triple-pane glazing system (insulating glass exterior glazing with an interior-hinged glass panel) is available. Custom and high-altitude glazing is also available. Consult your local Pella representative for more information.

Specify double-pane glazing system or **triple-pane** glazing system for Designer Series windows by specifying **one** of the following two paragraphs.

- a. Double-Pane Glazing System: [Annealed] [Tempered] single-light, polyurethane reactive hot melt (PUR)-glazed prime light, [clear] [Solar E] [bronze] [gray] [green]. Interior-hinged glass panel set in veneer covered aluminum frame, fitted to sash with continuous gasket seal, [clear] [Low-E] [obscure].

- b. **Triple-Pane Glazing System:** 5/8-inch [annealed/heat strengthened] [tempered] dual-seal insulating glass, polyurethane reactive hot melt (PUR)-glazed, [clear] [argon-filled multi-layer, Low-E coated] [bronze air-filled multi-layer, Low-E coated] [gray air-filled multi-layer, Low-E coated] [green air-filled multi-layer, Low-E coated]. Interior-hinged glass panel set in veneer covered aluminum frame, fitted to sash with continuous gasket seal, [clear] [Low-E] [obscure].

Specifier Notes: Specify the following paragraph describing glazing for ProLine® windows. Tempered glass is optional, delete if not required.

C. Glazing:

1. Float Glass: ASTM C 1036, Quality 1.
 - a. Tempered Glass: ASTM C 1048.

Specifier Notes: Specify glazing type.

2. Type: Dual-seal, [annealed] [tempered] insulating glass, silicone-glazed. [Clear] [argon-filled multi-layer, Low-E coated].

Specifier Notes: Specify the following for simulated-divided-light glazing and grilles for ProLine® windows. Simulated-divided-light grilles are available with argon-filled multi-layer, Low-E coated glazing only. Delete if not required. Consult your local Pella representative for more information.

3. Simulated-Divided-Light Glazing and Grilles:
 - a. Room Side Grilles: Solid 7/8-inch wide clear pine, water-repellent, preservative-treated in accordance with WDMA I.S.4.
 - b. Exterior Grilles: 7/8-inch wide extruded aluminum.
 - c. Adhere bars to both sides of insulating glass with VHB acrylic adhesive tape.
 - d. Finish: Exterior surfaces finished to match window cladding. Interior surfaces [unfinished, ready for site finishing.] [pre-finished to match ProLine white interior finish.]

2.4 OPTIONS

Specifier Notes: The following paragraphs specify optional products sold separately. Specify required options. Consult your local Pella representative for more information.

Specifier Notes: If insect screens are required, specify one of the following two types. Vivid View™ insect screens and half screens are not available for ProLine® windows. If insect screens are not specified, delete ASTM D 3656 and SMA 1201 from Article 1.3 References in this section.

- A. Insect Screens: Standard [full] [half].
1. Compliance: ASTM D 3656 and SMA 1201.
 2. Screen Cloth: Vinyl-coated fiberglass, 18/16 mesh.
 3. Set in aluminum frame fitted to inside of window.

4. Complete with necessary hardware.
 5. Screen Frame Finish: Baked enamel.
 - a. Color: Finish to match exterior window cladding.
- B. Insect Screens: Vivid View [full] [half].
1. Compliance: ASTM D 3656 and SMA 1201.
 2. Screen Cloth: Vinyl-coated fiberglass, 21/17 mesh, with minimum 78 percent light transmissivity.
 3. Set in aluminum frame fitted to inside of window.
 4. Complete with necessary hardware.
 5. Screen Frame Finish: Baked enamel.
 - a. Color: Finish to match exterior window cladding.

Specifier Notes: Slimshade® blinds and cellular fabric shades are only available with Designer Series® windows. Specify Slimshade blinds or cellular fabric shades or neither. Contact your local Pella representative for current color options.

- C. Blinds: Slimshade.
1. 15 mm aluminum slat [fixed] [raise and lower] blinds with polyester cord ladder
 2. Installed in Designer glazing system between panes of glass.
 3. Operated with cordless operator.
 4. Controlled by built-in operating mechanism.
 5. Type: Snap-in/snap-out, attached to top of hinged-glass panel.
 6. Finish: _____
- D. Cellular Fabric Shades:
1. Spun-bond polyethylene terephthalate (PET) cellular fabric, 0.687 inch wide, hidden polyester cord.
 2. Installed in Designer glazing systems between panels of glass.
 3. [Raise and Lower] [Top-Down] type, operated with cordless operator.
 4. Controlled by built-in operating mechanism.
 5. Type: Snap-in/snap-out, attached to top of hinged-glass panel
 6. Color: _____

Specifier Notes: Removable between-the-glass grilles are available with Designer Series® only. Specify removable between-the-glass grilles or delete. White grille interior color is only available for white exterior units.

- E. Removable Between-the-Glass Grilles:
1. Profile: 3/4 inch by 3/16 inch.
 2. Contoured aluminum grilles installed with clips to edge of interior-hinged glass panel.
 3. Joined with stainless steel pins at intersections.
 4. Grille Interior Color: [Unfinished wood veneer] [White].
 5. Aluminum Grille Exterior Color: Match exterior cladding color.

Specifier Notes: Interior removable grilles are available for Architect Series® units without integral grilles and ProLine®. Grilles for ProLine are available unfinished or factory-primed with 1 coat acrylic latex. Grilles for Architect Series are available unfinished only. Specify profile and finish.

- F. Interior Removable Grilles (for windows without integral grilles):
1. Profile: [3/4 Inch] [1-1/4-inch Colonial].
 2. Removable, solid wood bars, steel-pinned at joints and fitted to sash with steel clips and tacks.
 3. Finish: [Unfinished, ready for site finishing.] [Factory-primed with 1 coat acrylic latex.]

Specifier Notes: Grilles-between-the-glass are only available with ProLine® windows.

- G. Grilles-Between-the-Glass (for windows without simulated divided light):
1. Profile: 3/4 inch.
 2. Contoured aluminum grilles installed between 2 panes of glass.
 3. Interior Grille Color: [White.]
 4. Exterior Grille Color: [White.] [Tan.]

2.5 HARDWARE

- A. Balances:
1. Block-and-tackle balances.
 2. Balances are attached to frame and connected to sash with polyester cord.

Specifier Notes: Specify the following paragraph for Architect Series" LX only.

- B. Tilt Hardware: Steady-tilt, self-supporting, tilt-wash feature on lower sash, with linkage arms connecting sash to jambliner.
- C. Locking System:

Specifier Notes: Specify the following two sentences describing the sash locks for Designer Series@ and Architect Series@. Spoon-shaped sash lock is available for Architect Series only.

1. [Self-aligning sash lock factory-installed.] [Spoon-shaped sash lock.]
2. One installed on units with frame width less than 37 inches, 2 locks installed on units with frame width of 37 inches or greater.

Specifier Notes: Specify the following two sentences describing the sash locks for ProLine®.

3. [Surface mounted sash lock factory-installed.]
4. One installed on units with frame width less than 37 inches, 2 locks installed on units with frame width of 37 inches or greater.

Specifier Notes: Sash lifts are optional. Delete if not required.

- D. Sash Lifts:

1. Sash lift furnished for field installation.
2. One sash lift on units with frame width less than 37 inches, 2 sash lifts on units with frame width of 37 inches or greater.

Specifier Notes: Baked enamel, white is standard for ProLine® units with factory interior finish. Baked enamel, champagne is standard for all other units. Specify finish.

- E. Lock and Sash Lift Finish: [Baked enamel, champagne] [Baked enamel, white] [Bright brass] [Oil-rubbed bronze] [Satin nickel].

2.6 TOLERANCES

- A. Windows shall accommodate the following opening tolerances:
1. Vertical Dimensions Between High and Low Points: Plus 1/4 inch, minus 0 inch.
 2. Width Dimensions: Plus 1/4 inch, minus 0 inch.
 3. Building Columns or Masonry Openings: Plus or minus 1/4 inch from plumb.

2.7 FINISH

Specifier Notes: Standard exterior finish system is Pella® EnduraClad® baked-on polyester enamel. Pella EnduraClad Plus fluorocarbon-based (Kynar 500) finish system is also available. Of the current AAMA standards for paint on aluminum substrates, AAMA 2605, as referenced below, has the most rigorous performance specifications. Two other standards, which have a lower level of performance, are AAMA 2603 and AAMA 2604.

Standard, feature, and custom colors are available. Consult your local Pella representative for more information.

Specify **one** of the following two exterior finish systems. Specify finish color.

- A. Exterior Finish System: Pella EnduraClad.
1. Exterior extruded aluminum surfaces shall be finished with the following multi-stage system:
 - a. Clean and etch aluminum surface of oxides.
 - b. Pre-treat with chrome phosphate conversion coating.

- c. Pretreat with chromic acid sealer/rinse.
- d. Top coat with baked-on polyester enamel.
- 2. Color: _____
- 3. Performance Requirements: Exterior aluminum finishes shall meet or exceed the following performance requirements of AAMA 2605:
 - a. Dry Film Hardness: Eagle Turquoise Pencil, F minimum.
 - b. Film Adhesion: 1/16-inch crosshatch, dry, wet, boiling water.
 - c. Impact Resistance: 1/10-inch distortion, no film removal.
 - d. Abrasion Resistance: Falling sand coefficient value of 20 minimum.
 - e. Chemical Resistance: 10 percent Muriatic acid, 15 minutes. Mortar pat test, 24 hours.
 - f. Detergent Resistance: 3 percent at 100 degrees F, 72 hours.
 - g. Corrosion Resistance: Humidity, 3,000 hours. Salt spray exceeds 3,000 hours.

Specifier Notes: Pella EnduraClad® Plus is not available for ProLine® windows.

- B. Exterior Finish System: Pella EnduraClad Plus.
 - 1. Exterior extruded aluminum surfaces shall be finished with the following multi-stage system:
 - a. Clean and etch aluminum surface of oxides.
 - b. Pre-treat with chrome phosphate conversion coating.
 - c. Pre-treat with chromic acid sealer/rinse.
 - d. Prime with baked-on acrylic primer.
 - e. Top coat with baked-on fluorocarbon-based (Kynar 500) thermoplastic enamel.
 - 2. Color: _____
 - 3. Performance Requirements: Exterior aluminum finishes shall meet or exceed all performance requirements of AAMA 2605.

Specifier Notes: Pella® EnduraClad® and EnduraClad Plus exterior finish systems are also tested to the following ASTM test methods. Consult your local Pella representative for performance level for ASTM G 85.

- C. Exterior Finish System Performance Requirements: Pella [EnduraClad] [EnduraClad Plus].
 - 1. Exterior aluminum finishes shall meet or exceed following performance requirements:
 - a. Ozone Deterioration, ASTM D 1149, Modified: 5 ppm ozone, 160 degrees F, 60 percent relative humidity, 100 hours exposure, little or no loss of cure.
 - b. Filiform Corrosion Resistance of Organic Coatings on Metal, ASTM D 2803: No corrosion.
 - c. Taber Abrasion Resistance, ASTM D 4060: 500 g weight, CS-10 wheel, 500 cycles, less than 25 g weight **loss**.
 - d. Cyclic Acidified Salt Fog Test, ASTM G 85, Appendix A-2.

Specifier Notes: Specify interior finish. Windows are normally furnished with interior unfinished, ready for site finishing. Factory-applied finish is available at extra cost. Factory finished with 1 prime coat and 1 top coat of white acrylic latex is available for ProLine® only.

- D. Interior Finish: [Unfinished, ready for site finishing] [Factory-primed with 1 coat acrylic latex] [Factory finished with 1 prime coat and 1 top coat of white acrylic latex].

2.8 INSTALLATION ACCESSORIES

- A. Flashing/Sealant Tape: Pella SmartFlash.
 - 1. Aluminum-foil-backed butyl window and door flashing tape.
 - 2. Maximum Total Thickness: 0.013 inch.
 - 3. UV resistant.
 - 4. Verify sealant compatibility with sealant manufacturer.
- B. Insulating-Foam Sealant: Dow Great Stuff Window & Door.
 - 1. Low-pressure, polyurethane window and door insulating-foam sealant.

2.9 SOURCE QUALITY CONTROL

Specifier Notes: Some Designer Series⁵ venting transoms are not factory tested. Consult your local Pella representative for more information.

- A. Factory Testing: Factory test individual standard operable windows for air infiltration in accordance with ASTM E 283, to ensure compliance with this specification.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Examine areas to receive windows. Notify Architect of conditions that would adversely affect installation or subsequent use. Do not proceed with installation until unsatisfactory conditions are corrected.

3.2 INSTALLATION

- A. Install windows in accordance with manufacturer's instructions and approved Shop Drawings.
- B. Install windows to be weather-tight and freely operating.
- C. Maintain alignment with adjacent work.
- D. Secure assembly to framed openings, plumb and square, without distortion.
- E. Integrate window system installation with exterior weather-resistant barrier using flashing/sealant tape. Apply and integrate flashing/sealant tape with weather-resistant barrier using watershed principles in accordance with window manufacturer's instructions.
- F. Place interior seal around window perimeter to maintain continuity of building thermal and air barrier using insulating-foam sealant.
- G. Seal window to exterior wall cladding with sealant and related backing materials at perimeter of assembly.
- H. Leave windows closed and locked.

Specifier Notes: Field testing is optional. Delete Field Quality Control if field testing is not required. If Field Quality Control is deleted, delete AAMA 502 from Article 1.3 References in this section.

3.3 FIELD QUALITY CONTROL

- A. Field Testing: Field-test windows in accordance with AAMA 502, Test Method A. A representative of the window manufacturer shall be present.

3.4 CLEANING

- A. Clean window frames and glass in accordance with Division 1 requirements.
- B. Do not use harsh cleaning materials or methods that would damage finish.
- C. Remove labels and visible markings.

3.5 PROTECTION

- A. Protect installed windows to ensure that, except for normal weathering, windows will be without damage or deterioration at time of substantial completion.

END OF SECTION