

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

Location of Construction: Glecker Rd. lots 14, 15 & 48		Owner: Morrell & LeFevre Builders		Phone: 878-3900		Permit No: 000642	
Owner Address: 72 Auburn St., Portland		Lessee/Buyer's Name: N/A		Phone:		BusinessName:	
Contractor Name: Morrell & LeFevre ***		Address: 72 Auburn XX ST., Portland ***		Phone: 878-3900		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED JAN 15 2000 </div>	
Past Use: vacant		Proposed Use: single family home		COST OF WORK: \$ 170,000 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		PERMIT FEE: \$ 1,344.00 INSPECTION: Use Group <i>R-3</i> Type: <i>5</i> <i>300A99</i> Signature: <i>[Signature]</i>	
Proposed Project Description: build a single family home				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		CITY OF PORTLAND Zone: <i>R-3</i> GBL 14T-F-14, 15, 48 Zoning Approval: <i>OK with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Zone X Panel</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>major</i> <input type="checkbox"/> Minor <input type="checkbox"/> Imm <i>[initials]</i> <i>#20000094</i>	
Permit Taken By: KA		Date Applied For: May 24, 2000 JF					

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..

650-5444 when ready

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

May 24, 2000

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

- 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: *[Signature]*


CED DISTRICT
PERMIT ISSUED
WITH REQUIREMENTS

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE
PERMIT IS ISSUED**

**Minor/Minor Site Review, Building or Use Permit Pre-Application
Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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.**

Location/Address of Construction: 14555 Gleckler Rd LOTS 14, 15 & 48			
Total Square Footage of Proposed Structure: 1850		Square Footage of Lot:	
Tax Assessor's Chart, Block & Lot Number Chart# 41 Block# F Lot# 14-15-48		Owner: Morrell & Lefevre Builders	Telephone#: 878-3900
Lessee/Buyer's Name (If Applicable):	Owner's/Purchaser/Lessee Address:		Cost Of Work: Fee: 1,044 \$ 170,000 \$ 300
Proposed Project Description: (Please be as specific as possible) Single Family Home			1,344
Contractor's Name, Address & Telephone: Morrell & Lefevre 72 Auburn St Portland 878-3900			Rec'd By: 

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with your application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

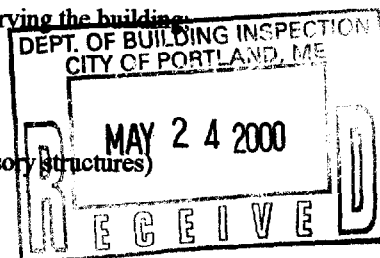
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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 representative 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: <u>William Morrell</u>	Date: <u>5/5/00</u>
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Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.



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

20000094

I. D. Number

Morrell & Lefevre Builders

Applicant

72 Auburn Street, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

878-3900

Applicant or Agent Daytime Telephone, Fax

5/25/00

Application Date

Gleckler Road Lot 14,15 & 48

Project Name/Description

79 Gleckler Rd, Portland Maine

Address of Proposed Site

141-F-014

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) no garage - no rear deck
1850 **12075 s.f.** **R-3 Zone**
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 \$200.00 Subdivision Engineer Review \$100.00 Date: 5/25/00

DRC Approval Status:

Reviewer Gordon Smith

☐ Approved ☒ Approved w/Conditions see attache ☐ Denied

Approval Date 6/8/00 Approval Expiration 6/8/01 Extension to ☒ Additional Sheets Attached

☒ Condition Compliance Gordon Smith 6/8/00
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	

INSPECTIONS

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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ADDENDUM**

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DRC Conditions of Approval

Approved subject to site plan review condition of approval sheet.

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to

issuance of a Certificate of Occupancy.

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

issuance of a Certificate of Occupancy.

Your new street address is now 79 Gleckler Road,

, 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 sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater

and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to

schedule an inspector for your site.

A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828.

(Only excavators licensed by the City of Portland are eligible.)

As-built record information for sewer and stormwater service connections must be submitted to Public Works

Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation

and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation

to allow for positive drainage away from entire footprint of building.

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.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage

improvements as necessary due to field conditions.

Applicant shall be responsible for all installation and maintenance of necessary erosion control

control measures. The applicant shall minimize and be responsible to sweep all tracking of mud

onto city streets.

As discussed with the Applicant and their engineer the Applicant shall provide roof gutters front and rear

to tie into the storm drainage system on Gleckler Road. This is to minimize the amount of surface area that

drains off the lot in street flow.

Planning Conditions of Approval

Inspections Conditions of Approval

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
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Project Name/Description

79 Gleckler Rd, Portland Maine

Address of Proposed Site

141-F-014

Assessor's Reference: Chart-Block-Lot

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. No rear deck or garage is being approved with this permit. Separate permit applications with all appropriate plans shall be required for these structures.
3. Although all setbacks are being met as shown on your submittals, it is strongly suggested that your structure be moved forward so that a decent size deck or future pool could be located in the rear area. As proposed, only a 4' deck could be built in the rear yard.
4. Separate permits shall be required for future decks, sheds, pools, and/or garage.

Fire Conditions of Approval

BUILDING PERMIT REPORT

DATE: 25 MAY 2009 ADDRESS: Blecker Rd. Lots 14, 15 & 48 CBL: 141-F-14-15-48
REASON FOR PERMIT: Single Family dwelling
BUILDING OWNER: Norrell & LeFevre Bldgs.
PERMIT APPLICANT: SAC CONTRACTOR SAC
USE GROUP: R-3 CONSTRUCTION TYPE: 5-B CONSTRUCTION COST: \$170,000 PERMIT FEES: \$1,344.00

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *3, *4, *5, *7, *9, *11, *13, *15, *19, *27, *29, *32, *34, #31

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
- *3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- *4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- *5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- *6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- *7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- *9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". 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". Exception: Handrails that form part of a guard shall have a height not less than 36" and not more than 42". Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- *15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

5/24/09

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), 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
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *Attached Site Development Requirements and conditions shall be met,*
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

P. [Signature] Building Inspector
A. McDougall, PFD
Marge Schmuckal, Zoning Administrator

PSH 1/26/00

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

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

******CERTIFICATE OF OCCUPANCY FEE \$50.00**

****** ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL,(AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT.2000, OR EQUIVALENT.**

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

20000094

I. D. Number

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Applicant or Agent Daytime Telephone, Fax

5/25/00

Application Date

Gleckler Road Lot 14,15 & 48

Project Name/Description

Gleckler Rd, Portland Maine

Address of Proposed Site

141-F-014

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)

no garage - no rear deck

1850

12,075^{sq}

R-3 Zone

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

☐ Zoning Variance

☐ Other

Use (ZBA/PB)

Fees Paid:

Site Plan

\$200.00

Subdivision

Engineer Review

\$100.00

Date:

5/25/00

Inspections Approval Status:

Reviewer Marge Schmuckal

☐ Approved

☒ Approved w/Conditions
see attached

☐ Denied

Approval Date

5/26/00

Approval Expiration

Extension to

☒ Additional Sheets

Attached

☒ Condition Compliance

signature

date

Performance Guarantee

☐ Required*

☐ Not Required

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

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issued

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date

☐ Defect Guarantee Released

**CITY OF PORTLAND, MAINE
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DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

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4. Separate permits shall be required for future decks, sheds, pools, and/or garage.

Fire Conditions of Approval

CITY OF PORTLAND, ME
BOCA 1999 Plan Review Record
One and Two Family Dwelling

Valuation: \$170,000.00 Plan Review # 0800/2K
 Fee: \$1,344.00 Date: 25/MAY/2000
 Building Location: Glecker Rd. CBL: 141-F-14-15-48
 Building Description: Single Family dwelling
 Reviewed By: S. Noffses

Use or Occupancy: R-3 Type of Construction: 5-B
 *NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All Site Plan and building Code requirements shall be completed before a Certificate of occupancy can or will be issued.	111.0
2.	Water proofing & damp proofing shall comply with section 1613.0	1613.0
3.	Anchorage bolting shall comply with section 2305.17	2305.17
4.	Boring, cutting and notching shall comply with sections 2305.3, 2305.3.1, 2305.4.4 & 2305.6.1 IF Manufactured Trusses use manu. req.	see req.
5.	Concrete Floors shall comply with section 1908.0	1908.0
6.	All glass, glazing shall comply with Ch. 24, safety glazing sec. 2406.0	2406.0
7.	Stair Construction shall comply with section section 1014.0	
8.	Guardrails shall comply with section 1021.0	1021.0
9.	Handrails shall comply with section 1022.0	1022.0
10.	Sleeping room egress and rescue windows shall comply with section 1010.4	1010.4
11.	Smoke detectors shall comply with sec. 920.3.2	920.3.2

REV: PSH 4-7-00

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

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

Foundation Walls

X Design (1812.1)
X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
SA Water proofing and damp proofing Section 1813
X Sill plate (2305.17)
SA Anchorage bolting in concrete (2305.17)
X Columns (1912)
NA Crawl space (1210.2) Ventilation
NA Crawl opening size (1210.2.1)
NA Access to crawl and attic space (1211.0)

Floors (Chapter 16-23)

X Joists - Non sleeping area LL40PSF (Table - 1606)
X Joists - Sleeping area LL30PSF (Table - 1606)
X Grade
X Spacing
X Span
X Girder 4" bearing 2305.6.1

Floors (contd.)

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

Wall Construction (Chapter 2300)

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

Roof-Ceiling Construction (Chapter 23)

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

Roof Coverings (Chapter 15)

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

Chimneys and Fireplaces BOCA Mechanical/1993

- SA Masonry (1206.0)
- NA Factory - built (1205.0)
- SA Masonry fireplaces (1404)
- NA Factory - built fireplace (1403)
- X NFPA 211

Mechanical 1993 BOCA Mechanical Code

State Plumbing Code

Public Water ✓

Public Sewer ✓

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>48 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

Glazing (Chapter 24)

<u>SA</u>	Labeling (2402.1)
_____	Louvered window or jalousies (2402.5)
_____	Human impact loads (2405.0)
_____	Specific hazardous locations (2405.2)
_____	Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

<u>NO</u>	General (407)
_____	Beneath rooms (407.3)
_____	Attached to rooms (407.4)
_____	Door sills (407.5)
_____	Means of egress (407.8)
_____	Floor surface (407.9)

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

- 59 Location and interconnection
- 89 Power source

Dwelling Unit Separation

Table 602

N/A

Electrical

NFPA # *70*

Applicant: Morrell i LeFevre Bldg Date: 5/26/00

Address: Glecker Rd lots # 14, 15 & 48 C-B-L: 141-F-14-15 & 42

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Construct 2 story 28' x 36' - No garage / No rear deck

Sewage Disposal - City

Lot Street Frontage - 50' req

Front Yard - 25' req - 45' shown

Rear Yard - 25' req - ~ 29' shown

Side Yard - 14' req - 16 & 38' shown

Projections - ~~no~~ left side chimney

Width of Lot - 75' req - 114' shown

Height - 35' max allowed - 23.25' shown

Lot Area - 6,500^{sq} req - 12,075^{sq} shown

Lot Coverage/ Impervious Surface - 25% or 3,018.75^{sq} max

Area per Family - 6,500

Off-street Parking - 2 spaces req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor
20000094

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7 of 17 - zone X

$23 \times 36 = 598$

1. UTILITY LOCATIONS AND ELEVATIONS
TAKEN FROM AS-BUILT PLANS PROVIDED BY
MAIETTA CONSTRUCTION.

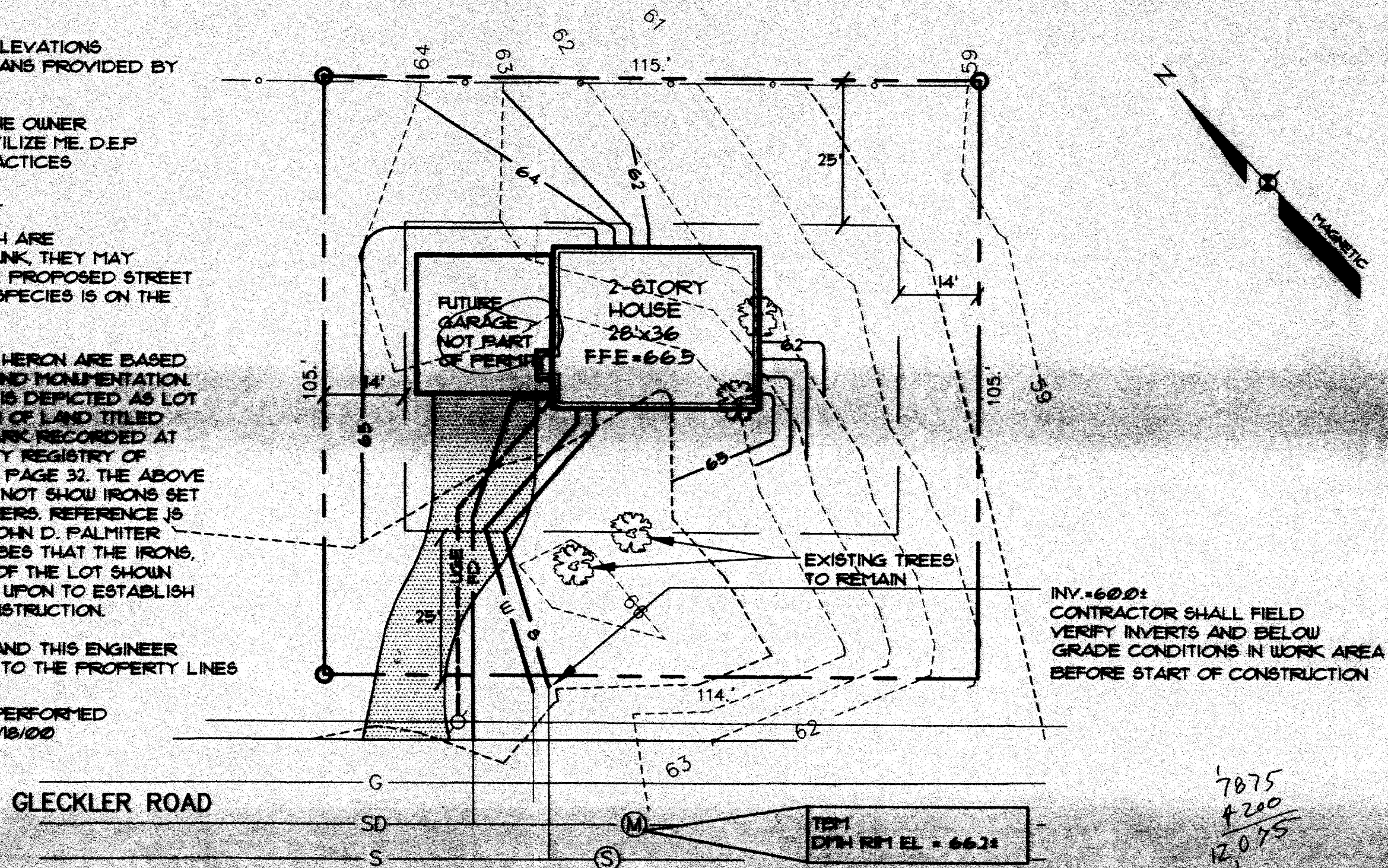
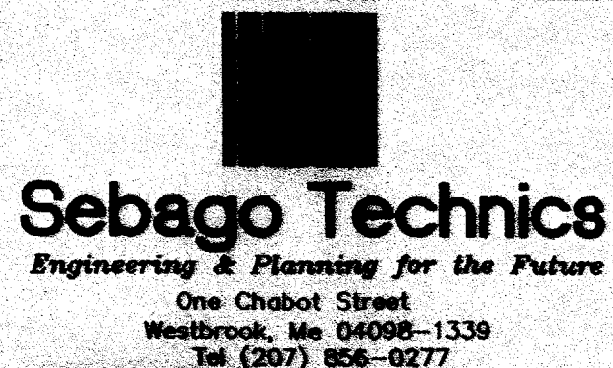
2. DURING CONSTRUCTION THE OWNER & CONTRACTOR SHALL UTILIZE ME. D.E.P. "BEST MANAGEMENT PRACTICES (B.M.P.'S) FOR EROSION & SEDIMENTATION CONTROL

3. IF TWO TREES EXIST WHICH ARE LARGER THAN 2" DIA. TRUNK, THEY MAY BE SUBSTITUTED FOR THE PROPOSED STREET TREES AS LONG AS THE SPECIES IS ON THE CITY'S APPROVED LIST.

4. PROPERTY LINES SHOWN HEREON ARE BASED SOLELY ON EXISTING FOUND MONUMENTATION. THE LOT SHOWN HEREON IS DEPICTED AS LOT 56 AND 55 SHOWN PLAN OF LAND TITLED "PLAN OF WOODFORD PARK RECORDED AT THE CLIMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 14 PAGE 32. THE ABOVE DESCRIBED PLAN DOES NOT SHOW IRONS SET AT THE PROPERTY CORNERS. REFERENCE IS MADE TO A LETTER OF JOHN D. PALMITER --- FL 5 4051 WHICH DESCRIBES THAT THE IRONS, MARKING THE CORNERS OF THE LOT SHOWN HEREON CAN BE RELIED UPON TO ESTABLISH SETBACK LINES FOR CONSTRUCTION.

SEBAGO TECHNICS, INC. AND THIS ENGINEER
MAKE NO CERTIFICATION TO THE PROPERTY LINES
SHOWN HEREON.

5. TOPOGRAPHIC SURVEY PERFORMED
BY SEBAGO TECHNICS 4/18/00


$$\begin{array}{r} 7875 \\ 4200 \\ \hline 12075 \end{array}$$


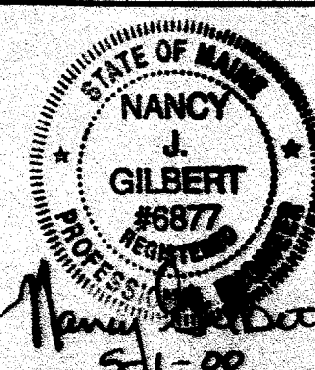
OF
LOTS 58 AND 59

GLECKLER ROAD
PORTLAND, MAINE
FOR

MORRELL & LEFEVRE

112 EVERGREEN LANE
WINDHAM, ME 04062

DESIGN BY:	PSS
DRAWN BY:	DCS
CHECKED BY:	NJG
DATE:	4-18-00
SCALE:	1" = 30'
FIELD BK:	630
PROJ. NO:	00165
DRAWING:	00165EC
SHEET 1 OF 1	



LEFT, REAR, & RIGHT ELEVATIONS ARE NOT TO SCALE

DRAWN BY

J CALL

SCALE

1/4" = 1'

GREENLAW RESIDENCE

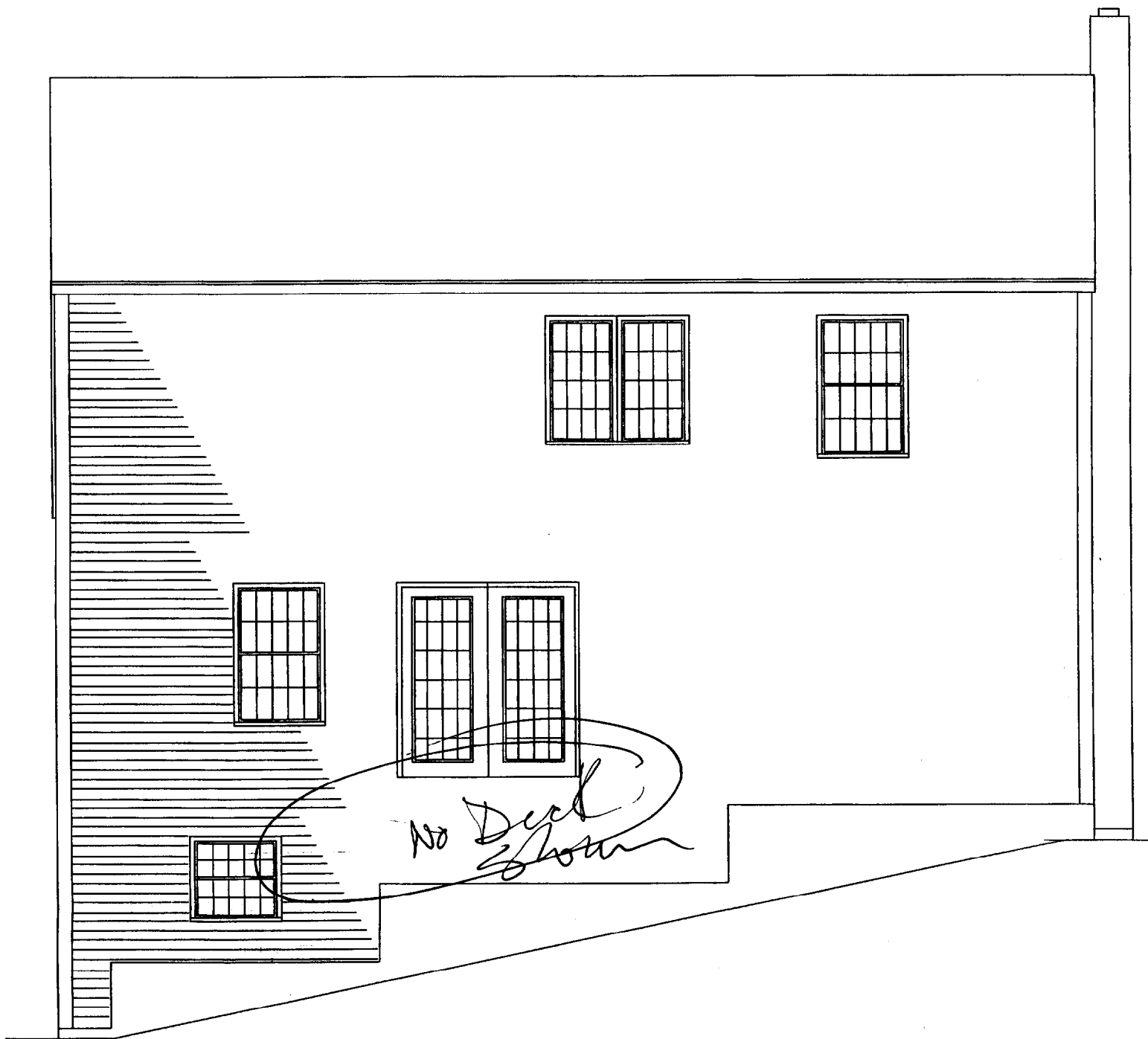
NAME

HOUSE CALLS INC.



STAIR CONST. sec. 1014.0
Guadrails sec. 1024.0
Handrails sec 1022.0

RECEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL REFERENCE ONLY, THEY FURTHER UNDERSTAND THAT HOUSE CALLS INC. IS NOT AN ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER AGREE THAT IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO SEE THAT THIS HOME MEETS ALL REQUIREMENTS ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. THE OWNERS AND THE BUILDER WILL GO OVER THESE DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY MEET THEIR NEEDS, AND TO VERIFY THAT ALL MEASUREMENTS ARE CORRECT. IF ANY ERRORS ARE FOUND HCI WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION STARTS.



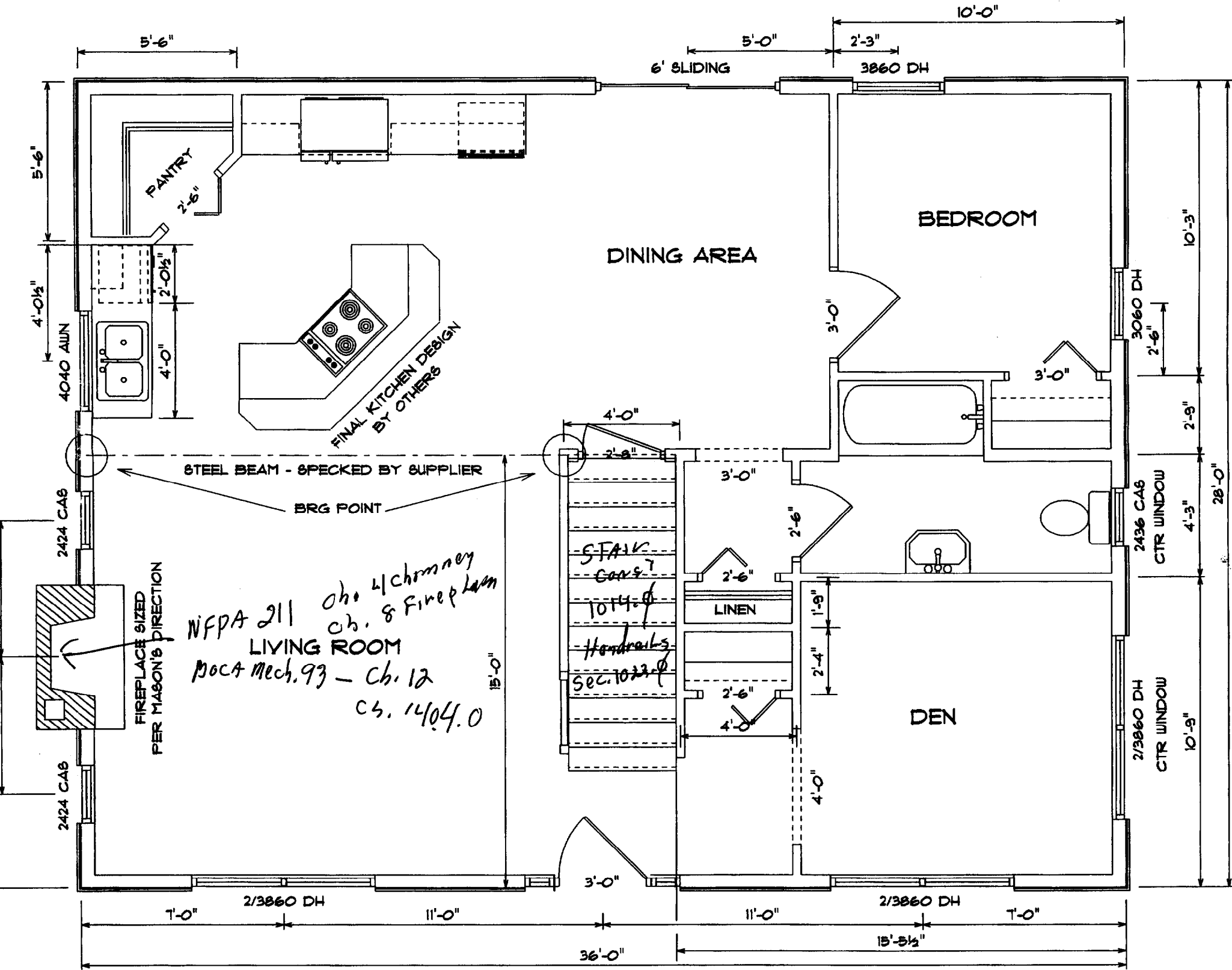
NFPA 211 ch. 4
BOCA Mech/93
Chapter 12

WINDOW NOTES :
ALL DOOR AND WINDOW SIZES, BRAND, STYLE, AND EXACT LOCATIONS ARE TO BE DICTATED BY THE OWNER.
ANY DOOR OR WINDOW SIZES, STYLES OR LOCATIONS SHOWN ON PLAN ARE RECOMMENDATIONS ONLY.
THE ACTUAL LOCATION OF THE KITCHEN WINDOW WILL BE DICTATED BY THE FINAL CABINET LAYOUT.
RECOMMEND AN AWNING WINDOW IN THE KITCHEN.
ALL BEDROOMS ARE TO HAVE AT LEAST ONE EGRESS WINDOW.
WHIRLPOOL WINDOW IS TO BE SAFETY GLASS.
VERIFY ALL WINDOW AND DOOR LOCATIONS WITH BUILDER BEFORE CONSTRUCTION.
ALL WINDOW SIZES ARE IN INCHES.

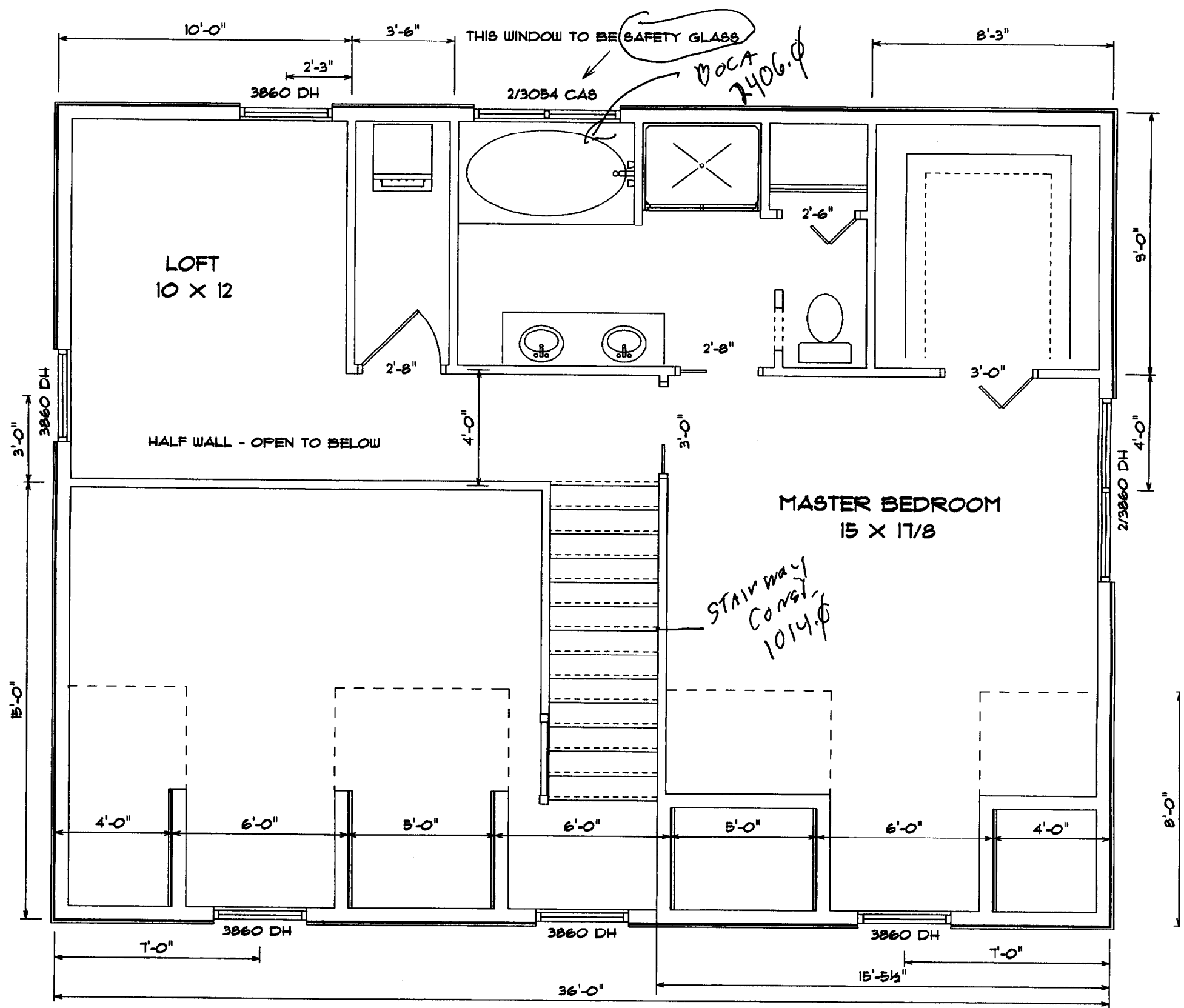
MISC. STRUCTURAL :
ALL BEARING POINTS (CIRCLES) ARE TO BE SOLIDLEY BLOCKED TO THE FOUNDATION OR CARRING TIMBER. ✓
ALL HEADERS ARE TO BE "BUILT-UP" 6X8, 6X10, OR 6X12 AS NEEDED.
ALL PARTITION STUDS AND CORNER STUDS ARE TO BE INSULATED.

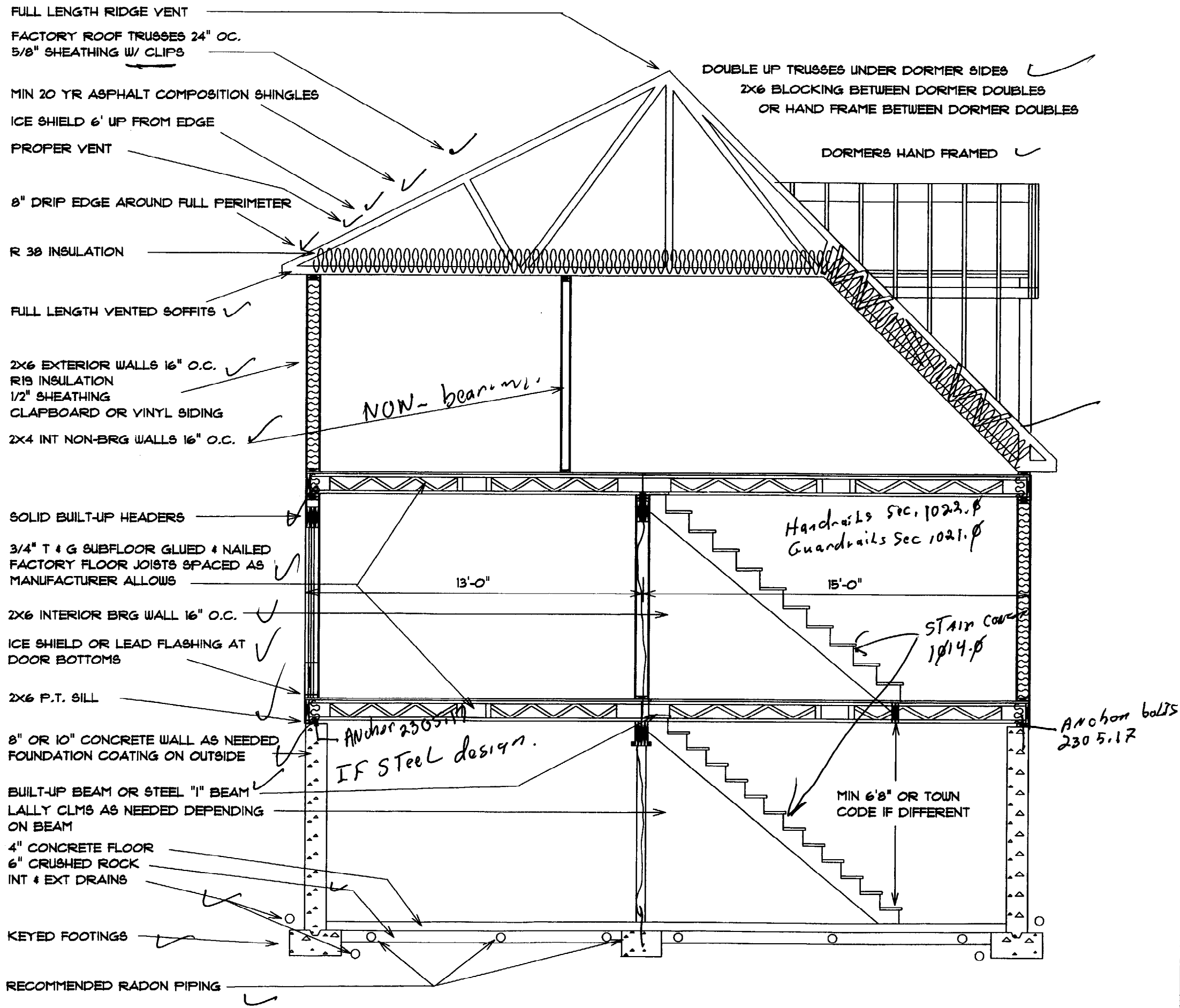
FINAL KITCHEN DESIGN TO BE DONE BY OTHERS.

PLEASE GO OVER ALL MEASUREMENTS BEFORE CONSTRUCTION AND VERIFY THAT THEY ARE CORRECT.



IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL REFERENCE ONLY, THEY FURTHER UNDERSTAND THAT HOUSE CALLS IS NOT AN ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER AGREE THAT IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO SEE THAT THIS IS BUILT ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. THE OWNERS AND THE BUILDER U OVER THESE DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY MEET THEIR NEEDS, AND TO VERIFY THAT ALL MEASUREMENTS ARE CORF ANY ERRORS ARE FOUND HCI WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION STARTS.





SCALE	1"
DATE	
NAME	GREENLAW RESIDENCE
DRAWING	STRUCTURAL & FOUNDATION
SEE CALLS INC. LANNING & DESIGN VELT TRAIL, WINDHAM, ME	

IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL REFERENCE ONLY, THEY FURTHER UNDERSTAND THAT THIS IS NOT AN ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER AGREE THAT IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO BUILD ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. THE OWNERS AGREE TO OVER THESE DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY MEET THEIR NEEDS, AND TO VERIFY THAT ALL MEASUREMENTS AND ANY ERRORS ARE FOUND HIC WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION STARTS.

