

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

Location of Construction: 10 Arby Rd		Owner: Sheryl C. Plummer		Phone:	Permit No. <b>960965</b>
Owner Address: P.O. Box 538 Windham, ME 04062		Leasee/Buyer's Name: 04062 874-0049 - Mark Plummer		Phone:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  OCT - 2 1996  <b>CITY OF PORTLAND</b> </div>
Contractor Name: Mark Plummer		Address:		Phone:	
Past Use: Vacant Land	Proposed Use: Single Family Dwelling		<b>COST OF WORK:</b> \$55,000.00	<b>PERMIT FEE:</b> \$ 295.00	Zone: CBL: 141-A-005 Zoning Approval: _____ <b>Special Zone or Reviews:</b> <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"/>
Proposed Project Description: Construct Single Family Dwelling		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____		<b>INSPECTION:</b> Use Group: 93 Type 5 Signature: _____	
Permit Taken By: Mary Gresik		Date Applied For: 17 September 1996		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

**PERMIT ISSUED WITH LETTER**

1. This permit application doesn't 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..

**CERTIFICATION**

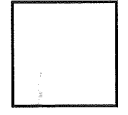
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application 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 Mark Plummer ADDRESS: \_\_\_\_\_ DATE: 17 September 1996 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

CEO DISTRICT



COMMENTS

- 10-4-96 Checked out lot lines. Check out O.C.
- 10-12-96 Foundation has been waterproofed & drainage installed.
- 12-20-96 Framing is almost finished. Cellar area where furnace is going needs ventilation.
- 1-27-97 Framing is all completed. Roof has been sheathed.  
No one working today.
- 2/4/97 Framing is a o/c. A few
- 2-15-97 Framing is completed. Doing rough plumbing & electrical some sheet rock also.
- 7-10-97 Odds & ends left for a C of C. Ceiling in living room unfinished. Flood stop must be approved by F.O.

Inspection Record

	Type	Date
Foundation:	OK MS	10-11-96
Framing:	OK MS	12-20-96
Plumbing:	OK MS	7-10-97
Final:		
Other:		

Location of Construction: 10 Derby Rd		Owner: Sheryl C. Plummer		Phone:	
Owner Address: P.O. Box 588 Windham, ME		Leasee/Buyer's Name: 04062 874-0049 - Mark Plummer		Phone: Plummer	
Contractor Name: Mark Plummer		Address:		Phone:	
Past Use: Vacant Land		Proposed Use: Single Family Dwelling		COST OF WORK: \$55,000.00 PERMIT FEE: \$ 295.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group <i>A3</i> Type <i>5B</i> Signature: <i>[Signature]</i> Signature: <i>[Signature]</i>	
Proposed Project Description: Construct Single Family Dwelling		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Signature: _____ Date: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____	
Permit Taken By: Mary Gresik		Date Applied For: 17 September 1996			

Permit No **960965**

**PERMIT ISSUED**

Permit Issued:  
OCT - 2 1996

**CITY OF PORTLAND**

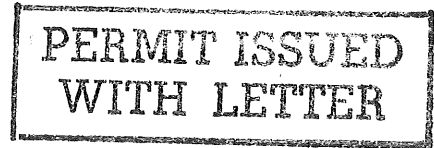
Zone: *R-3/R-5* CBL: 141-A-009

Zoning Approval: *with conditions*

**Special Zone or Reviews:**

Shoreland *NS 9/27/96*  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

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SIGNATURE OF APPLICANT: *Mark Plummer* ADDRESS: \_\_\_\_\_ DATE: 17 September 1996 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: *9/17/96*

*[Signature]*

CEO DISTRICT **6**  
*M. Leary*



CITY OF PORTLAND, MAINE  
Department of Building Inspection

Expires: 2/11/98

# Certificate of Occupancy

LOCATION

Derry Rd

Issued to Sheryl C. Fierman

Date of Issue 2/12/98

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 960965, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

single family dwelling

**Limiting Conditions:**

complete all landscape work by May 31, 1998

This certificate supersedes  
certificate issued

Approved:

*Sheryl C. Fierman*

(Date)

Inspector

*[Signature]*

Inspector of Buildings

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



CITY OF PORTLAND

CERTIFICATE OF VARIANCE APPROVAL

I, Matthew D. Manahan, the duly appointed Chairman of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 4th day of January, 1996, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

1. Property Owner: Fred and Florence Jones
2. Property: Cumberland County Registry Book 2645, Page 97. (Last recorded 11/20/61 Deed in Chain of Title) 141-A-9 and 142-D-7, Derby Road, Portland, Maine
3. Variance and Conditions of Variance: To grant relief of Section 14-403, minimum requirements for street improvements, with the conditions that:
  1. The two lots are to remain under common ownership
  2. The use for this property shall only be for a single family residence.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 9th day of January, 1996.

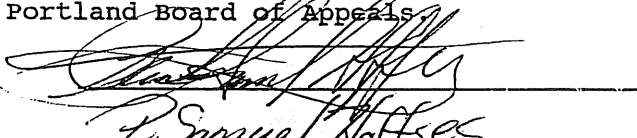
  
Matthew D. Manahan, Chairman

Matthew D. Manahan  
(Printed or Typed Name)  
Chairman, Zoning Board of Appeals  
City of Portland

*Added per conversation w/ Vicki J.S.*

STATE OF MAINE  
Cumberland, ss.

Then personally appeared the above-named Matthew D. Manahan and acknowledged the above certificate to be his/her free act and deed in his/her capacity as Chairman of the Portland Board of Appeals.

  
P. Samuel Hoffses

(Printed or Typed Name)  
Notary Public

PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.

Applicant: MARK Plummer  
Address: 10 Derby Rd

Date: 9/18/96

C-B-L: 141-A-009 ; 142-D-7

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New <sup>up front lot</sup> out back lot

Zone Location - R-3 / R5

Interior or corner lot -

Proposed Use/Work - New single family Dwelling with attached <sup>not approved until we get a written description of its use</sup> GARAGE

Sewage Disposal - City

Lot Street Frontage - 50' req - 79.99' shown

Front Yard - 25' req - 25' shown - right to it

Rear Yard - 25' req - 25' shown

Side Yard - 14' req - 14' + shown

Projections -  $\rightarrow$  Note "out bldg" in R-5 Zone

Width of Lot - 75' min - 75' + shown

Height - 2 story

Lot Area - 6,500<sup>#</sup> req - 7690<sup>#</sup> shown = total

Lot Coverage/ Impervious Surface -  $\frac{6975\#}{14665\#}$

Area per Family -

Off-street Parking - ~~2 cars~~ <sup>spaces</sup> req - 2 spaces shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A MAP 7-C

1. The two lots are to remain under common ownership
2. The use is only for a 1-family

Note: 1/4/96  $\rightarrow$  Variance granted to grant relief from the Section to put a full street in (14-403) with conditions  $\rightarrow$

LAND USE - ZONING REPORT

ADDRESS: 10 Derby Rd DATE: 9/27/96

REASON FOR PERMIT: construct A single family dwelling with attached garage

BUILDING OWNER: Sheryl C. Plummer C-B-L

PERMIT APPLICANT: Mark Plummer

APPROVED: with conditions DENIED: \_\_\_\_\_

#5, #8, #9

CONDITION(S) OF APPROVAL

- 1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
- 2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
- 3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
- 4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.

5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.

7. Separate permits shall be required for any signage.

8. Separate permits shall be required for future decks and/or garage.

9. Other requirements of condition The "out building" is Not approved until a full written description of its use is supplied to our office for review. It can only be used as an accessory building to the single family.

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

BUILDING PERMIT REPORT

DATE: 30/Sept 196 ADDRESS: 10 Derby Rd.

REASON FOR PERMIT: To Construct a single family dwelling (outbuild)

BUILDING OWNER: Sheryl C. Plummer

CONTRACTOR: Mark Plummer

PERMIT APPLICANT: 11 11

APPROVAL: \*1 \*3 \*4 \*5 \*6 \*7

DENIED: \*8 \*9 \*13 \*18

CONDITION OF APPROVAL OR DENIAL

- X1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A24 hour notice is required prior to inspection)
- 2. Precaution must be taken to protect concrete from freezing.
- X3. 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.
- X4. 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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1996)
- X5. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A,B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
- X6. Headroom in habitable space is a minimum of 7'6".
- X7. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
- X8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X9. 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. feet.

10. 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.

11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.

12. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.

X13. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms

2. In all bedrooms

3. In each story within a swelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

14. 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.

15. The Fire Alarm System shall be maintained to NFPA #72 Standard.

16. The Sprinkler System shall be maintained to NFPA #13 Standard.

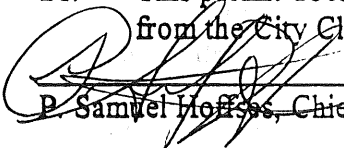
17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1996)

X18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.

19. 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".

20. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

  
P. Samuel Hoffes, Chief of Inspection Services c.c. Lt. McDougall P. F. D.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

September 30 , 1996

Sheryl c. Plumber  
P.O. Box 588  
Windham, Me. 04062

RE: 10 Derby Rd.

Dear Ms. Plumber

Your application to construct a single family dwelling with out building has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

**NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.**

### Site Plan Review Requirements

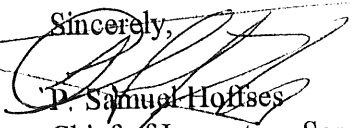
Building Inspection : The "out building " is not approved until a full written description of it's use supplied to our office for review. It can only be an assessor building to the single family. M. Schmuckal.

Development Review Coorinator : See attached conditions. K. Talbo.1

### Building and Fire Code Requirements

1. Please read and implement items 1,3, 4, 5, 6, 7, 8, 9, 13, 18 of the attachd building permit report.
2. Foundation drainage shall comply with section 1813.5.2of the city's building code ( The BOCA NATIONAL CODE /1996 ).
3. Treads and risers shall met the requirements of the city's building code section 1014.6.

Sincerely,

  
P. Samuel Hoffses  
Chief of Inspection Services

cc: M. Schmuckal

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

December 4, 1996

Coastal Bank  
Attn: Steve Lovejoy, Manager  
Main Street  
Brunswick, Maine

RE: 10 Derby Road

Mr. Lovejoy,

To the best of our knowledge, the stakes that were set out by the contractor meet the setback requirements of an R-3/R-5 Zone as per building permit #960965.

Sincerely,

A handwritten signature in cursive script that reads 'Merle Leary'.

Merle Leary  
Code Enforcement Officer  
City of Portland

WALTON

# 89

# 97

# 101

# 103-105

100

8 (A)  
141-A-8

45,228 SF

585.5

185

50  
142-D-9

9

9,250 SF

185

50  
142-D-10

10

9,250 SF

185

555.5

100  
142-D-6

6

25,625 SF

152

5



258.53

(D)

68.5

100+  
142-D-7  
6,975 SF  
7

510.5

100.19  
141-A-12  
32,000 SF  
12

148.81

73.81

75

11  
196.5

100.19  
141-A-9  
7,690 SF  
9

79.99

75

100  
141-A-10-11  
7,500 SF  
10

100

50

50

# 96

# 104

DERBY ROAD

58.08

100.19  
141-B-2  
6,117 SF

64.26

6,735 SF

100.19

100

75  
141-B-6-7  
7,500 SF

100

1

100

50

25

25

50

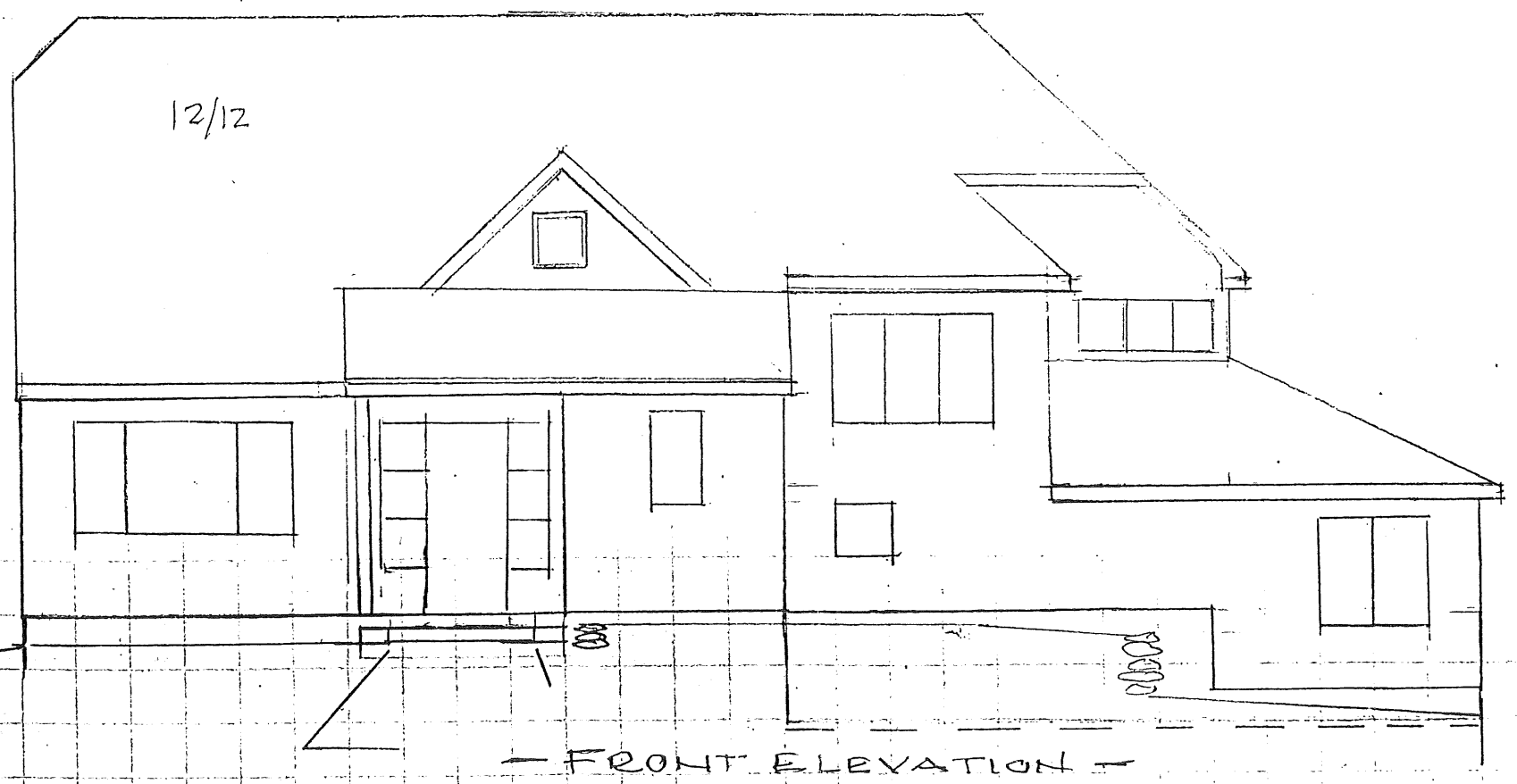
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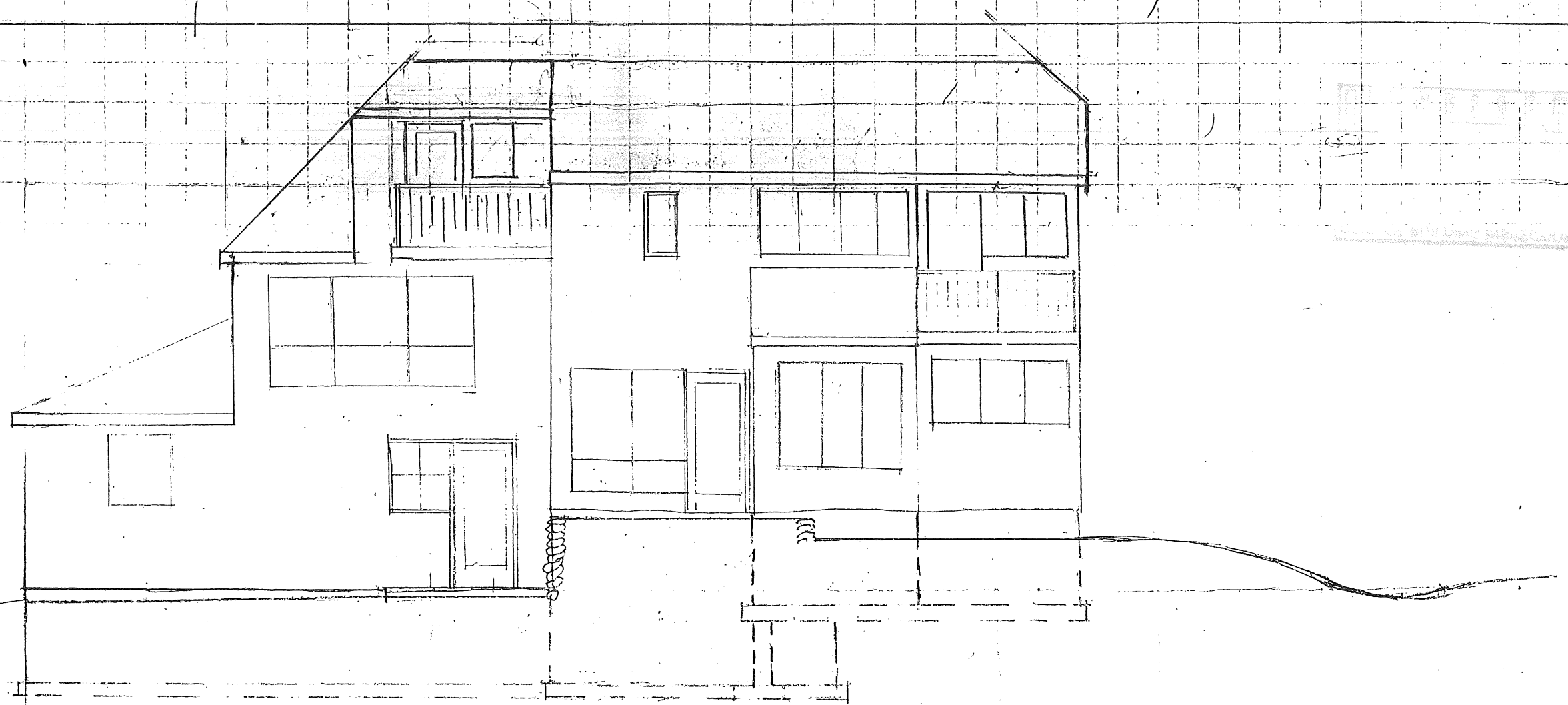
CARLYLE ROAD



NOT A LABEL

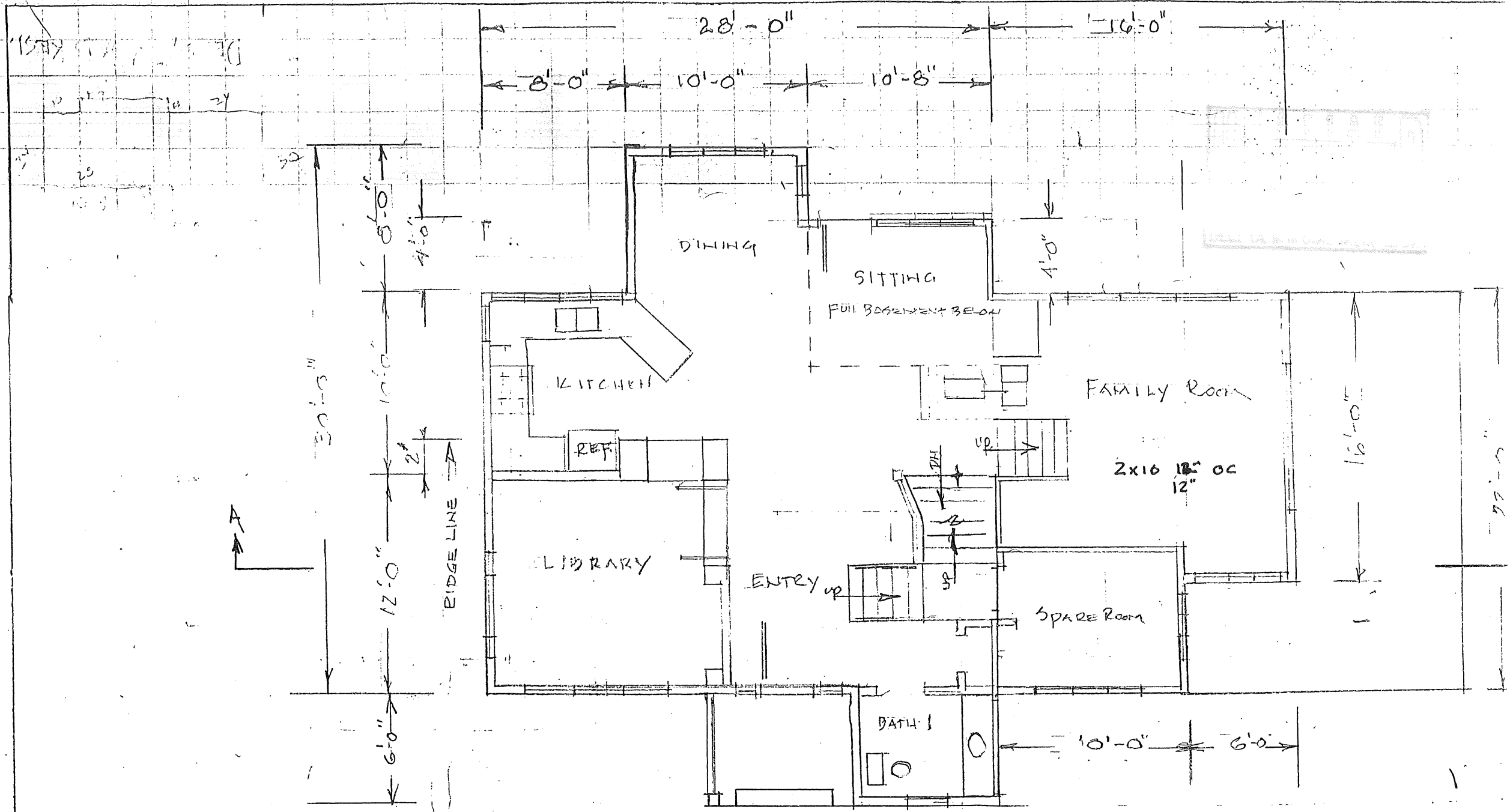
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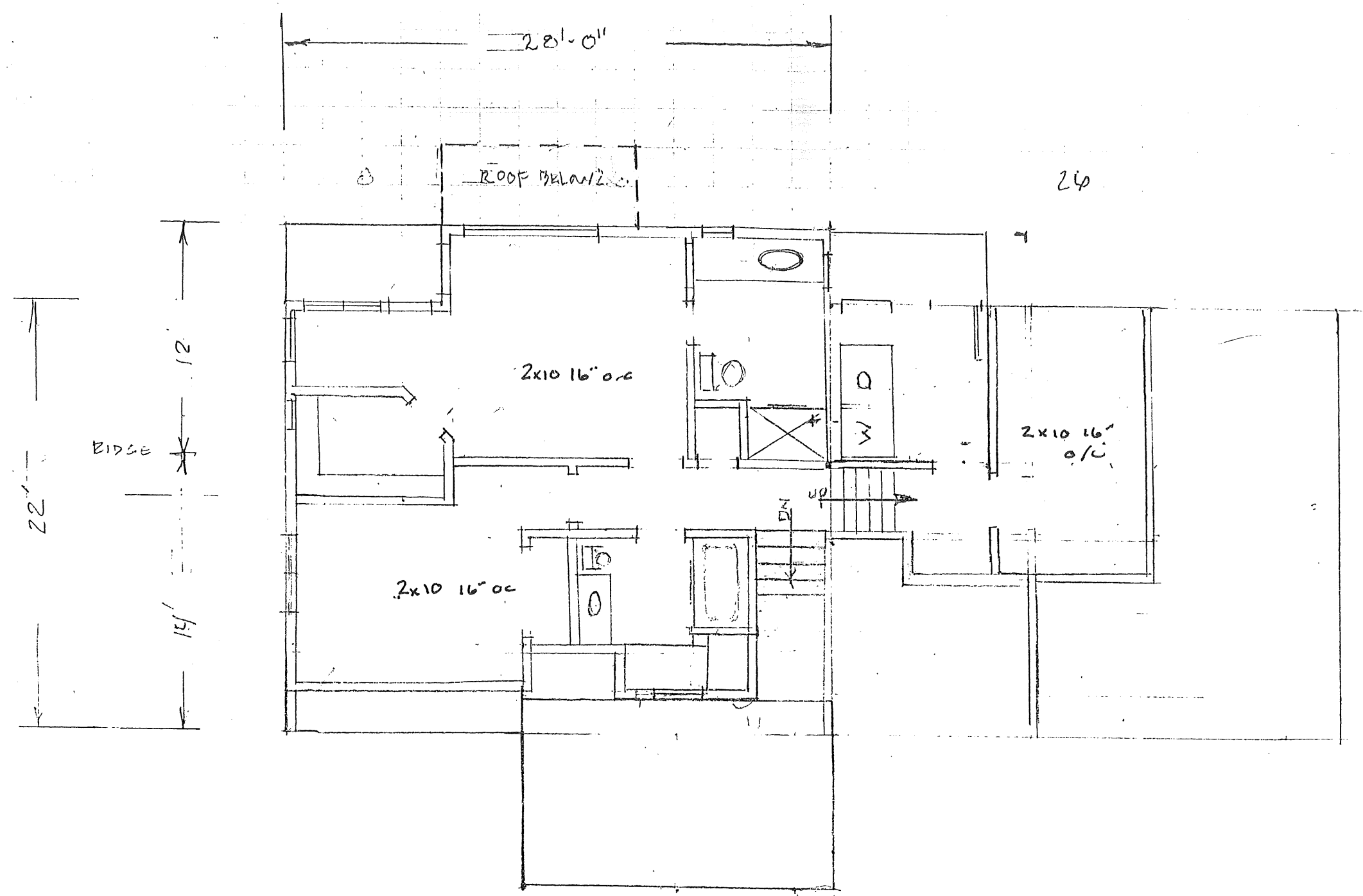
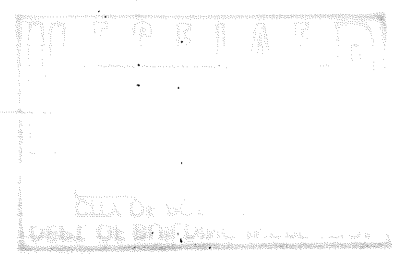
REAR ELEVATION

DERBY ROAD RESID.



- FIRST FLOOR PLAN -

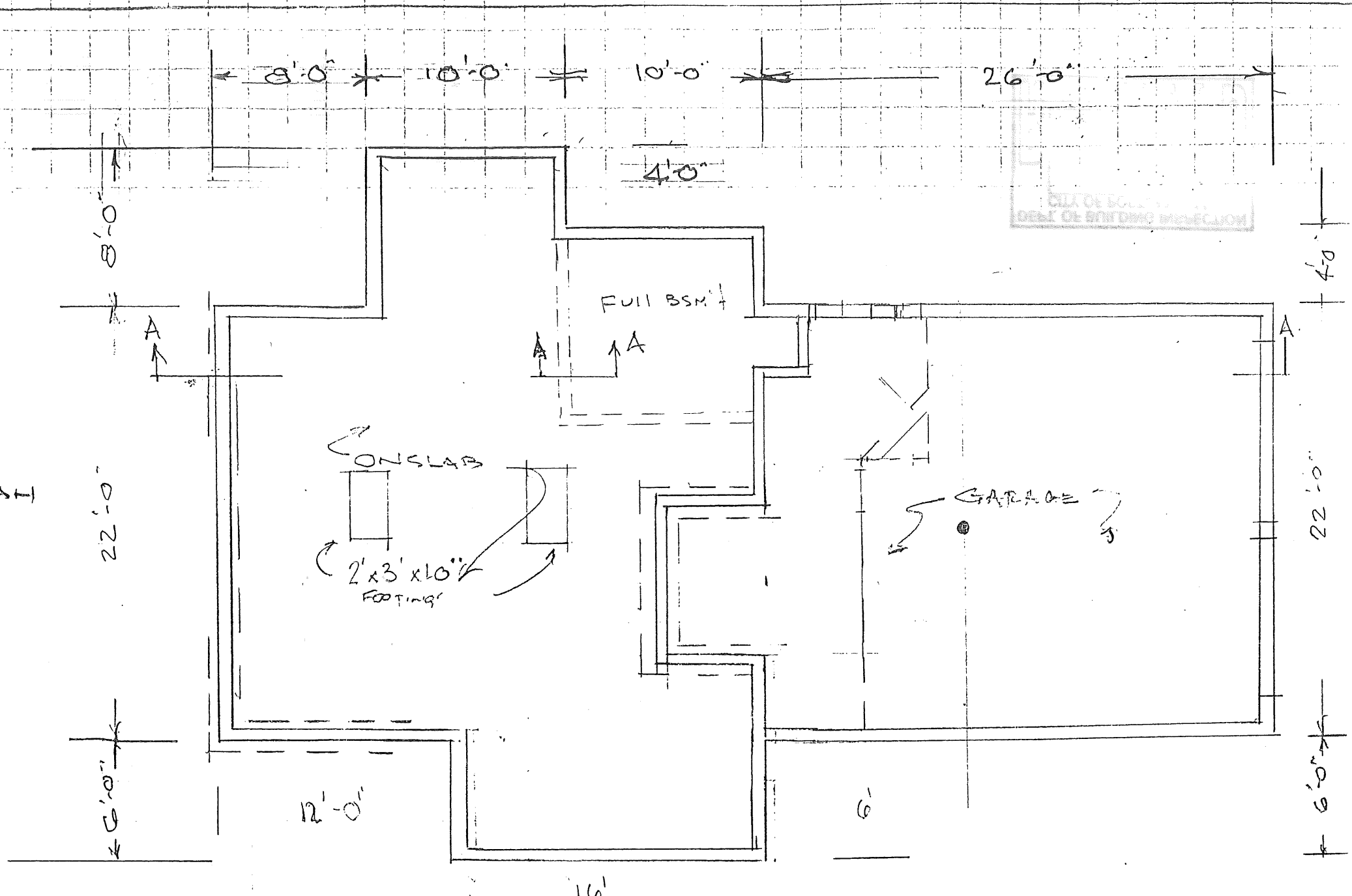
DERBY ROAD RESID.	
	DATE



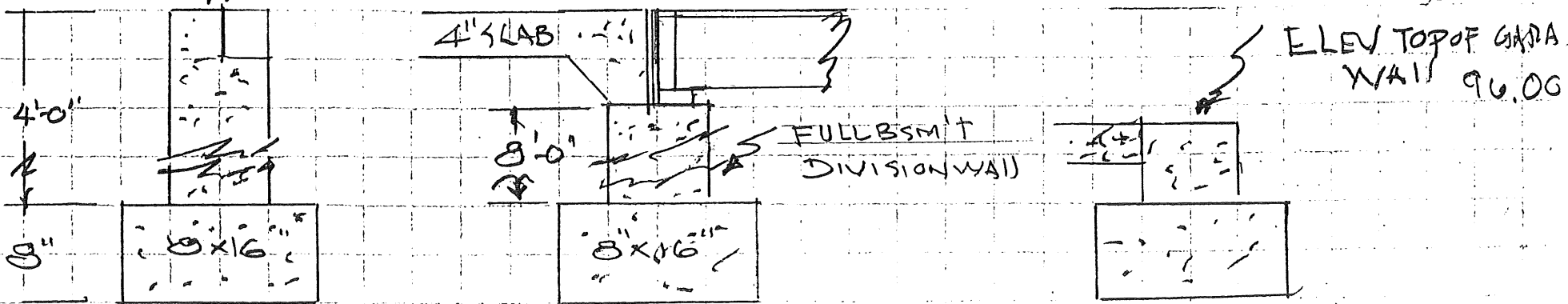
DERBY ROAD RESID.



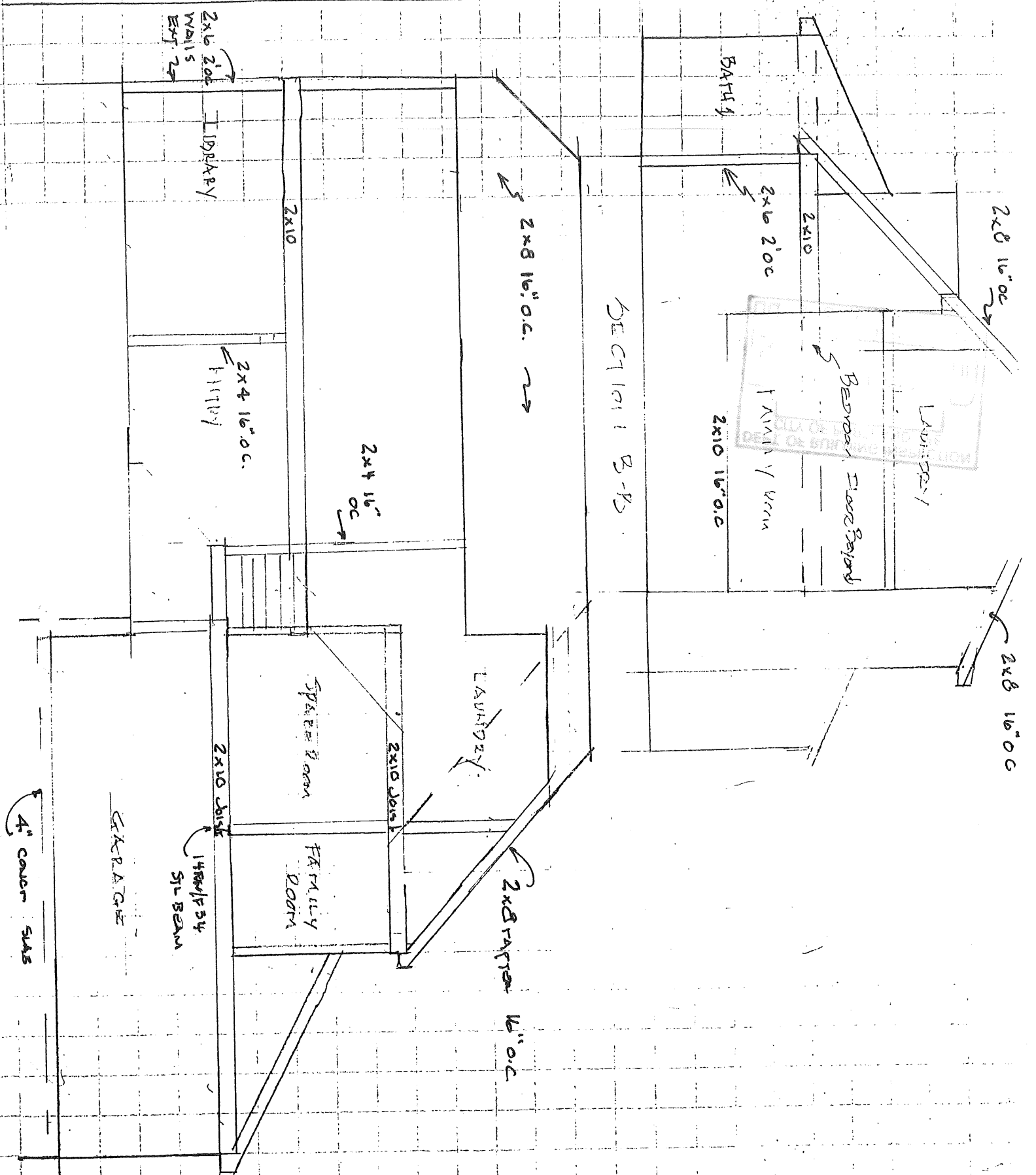
FOUNDATION PLAN  
1/8" = 1'-0"



8" CONCR. WALL ELEV. 100'

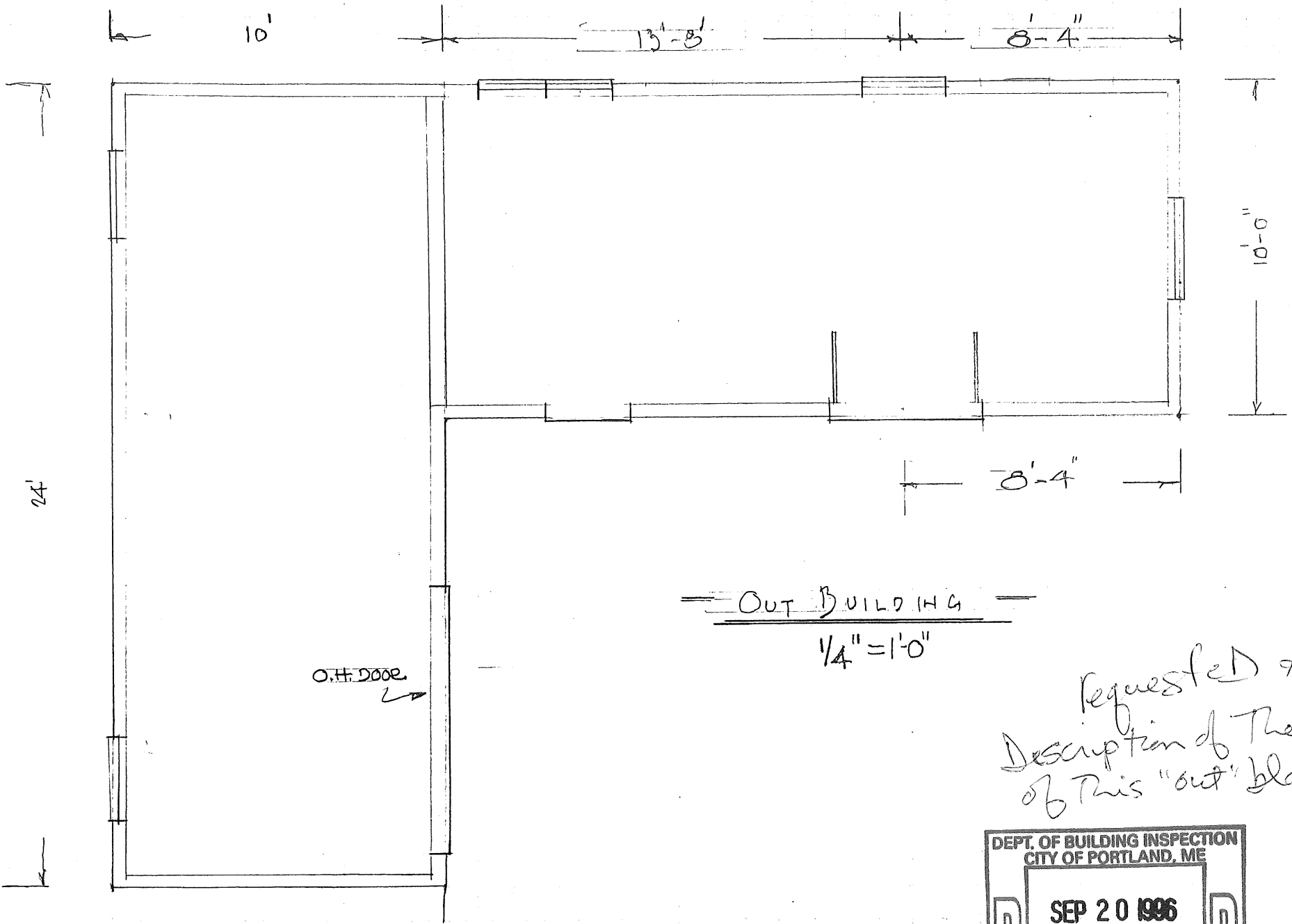


SECTION A-A



SECTION A-A

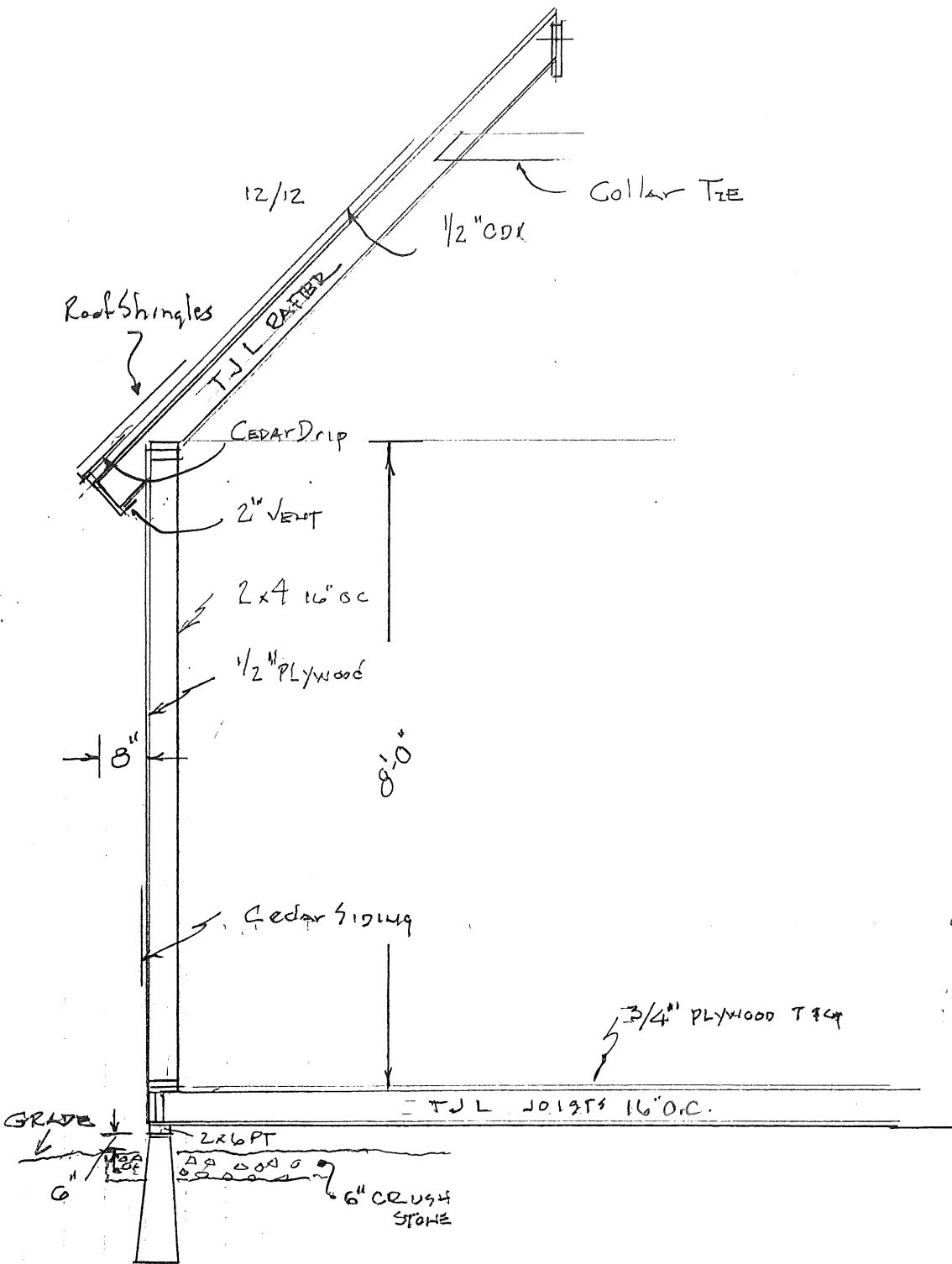
SECTION B-B



OUT BUILDING  
1/4" = 1'-0"

Requested a  
Description of the use  
of this "out" bldg

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
SEP 20 1996  
RECEIVED

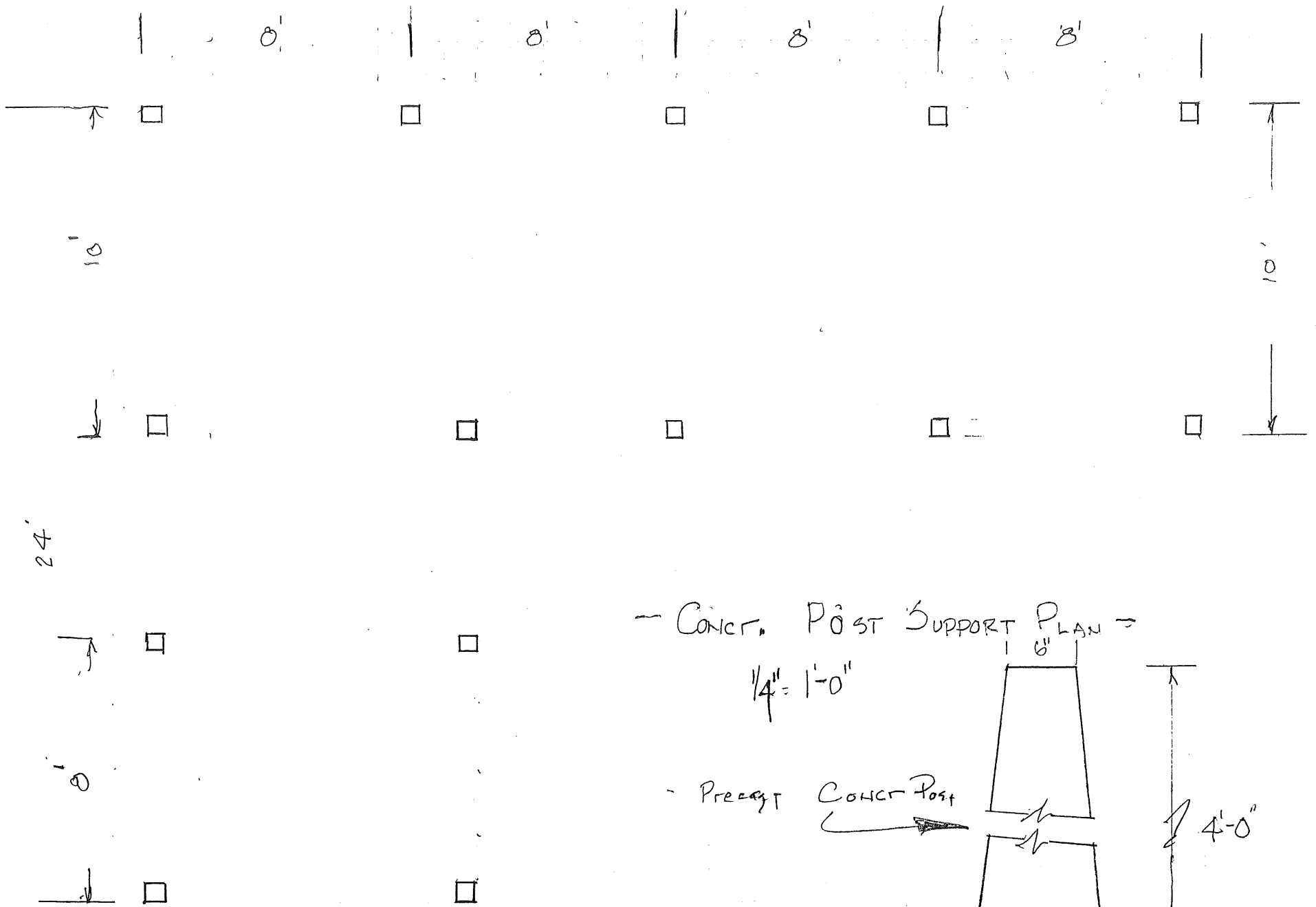


SECTION



Candy - Albert  
7925 E

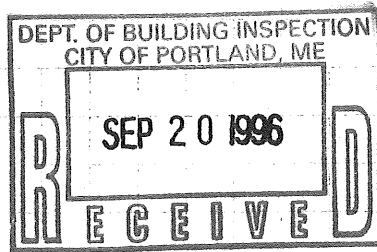
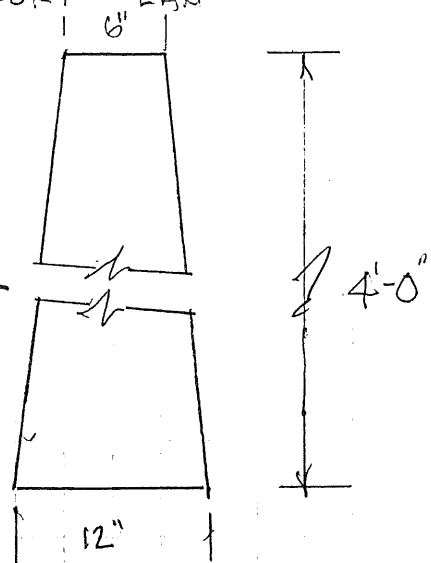


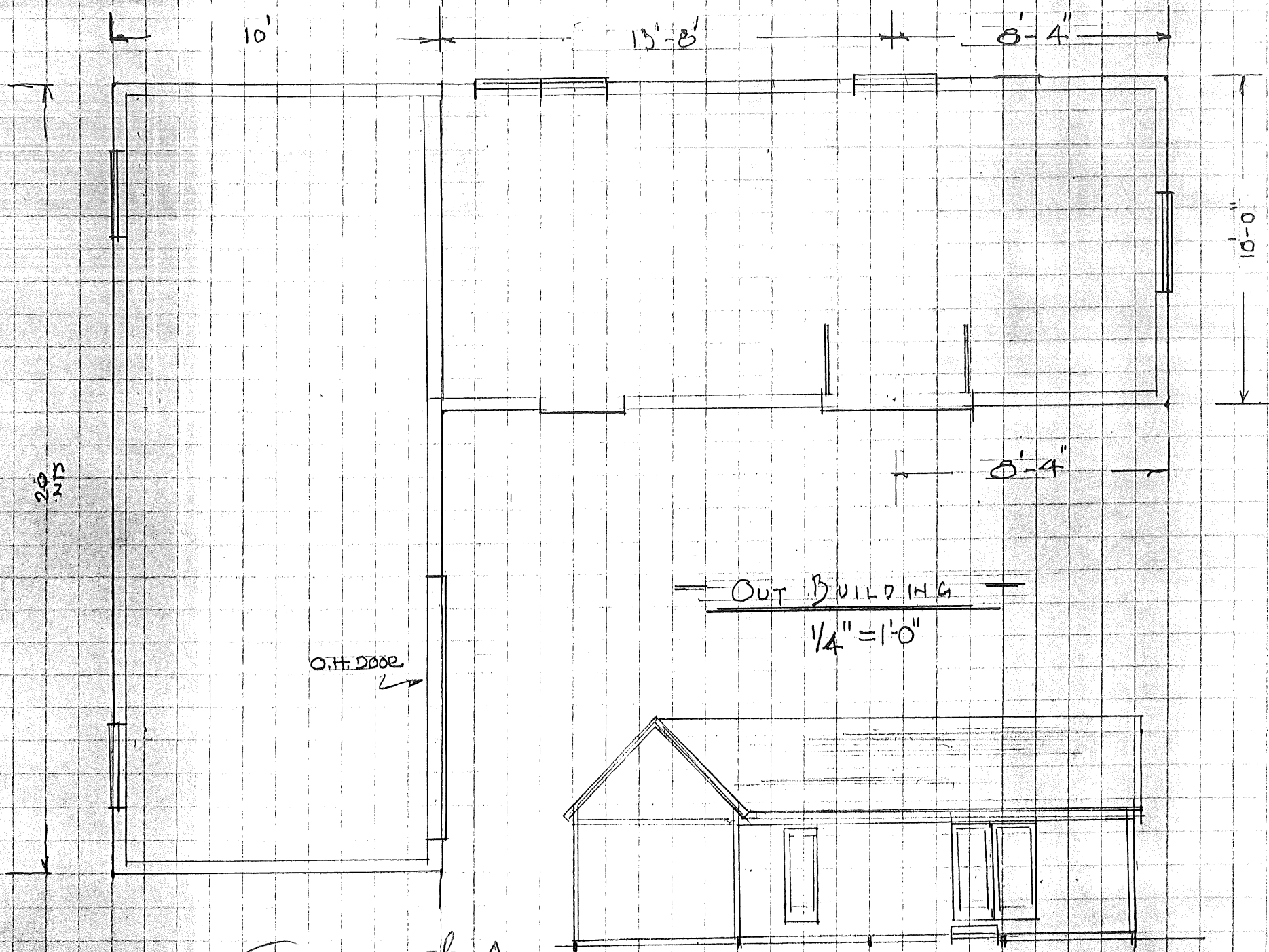


- CONCR. POST SUPPORT PLAN -

$\frac{1}{4}'' = 1'-0''$

- Precast CONCR Post





Note: I requested AN outline — FRONT Elevation. —  
 from Mr Plummer PE. The use of This Structure? I  
 have not received it yet — us 9/27/96

Make ~~any~~ — put this with the permit —  
as long as this is what he has constructed  
Then it is OK — Marge 5/23/97



141-A-009  
#96-0965

Revised 07/95

CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW (ADDENDUM)  
CONDITIONS OF APPROVAL

APPLICANT: MARK PLUMMER  
ADDRESS: 34 PREBLE ST, PORTLAND  
SITE ADDRESS/LOCATION: DERBY ROAD  
DATE: 9/13/00

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1.  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.
2.  N/A 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.
3.  Your new street address is now 10 DERBY ROAD, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4.  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.
5.  Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6.  A sewer permit is required for your project. Please contact Carol Poliskey 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.

7. ✓ A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300 , ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. ✓ As-built record information for sewer and stormwater service connections IN CARLYLE AND DEARBY RDS must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. N/A 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.
10. N/A The site contractor shall establish finish grades at the building 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.
11. ✓ A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.
12. ✓ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. ✓ INSTALL SPLIT FENCE ALONG THE EASTERLY (LOW) SIDE OF THE LOT.

cc: Katherine Staples, P.E., City Engineer

14. ✓ MINIMUM CULVERT SIZE UNDER THE DRIVE SHOULD BE 12"
15. ✓ THE AS-BUILT RECORD INFORMATION ABOVE SHOULD INCLUDE WATER, POWER, TELEPHONE AND CABLE TV.



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

I. D. Number \_\_\_\_\_

Applicant Mark Plummer  
34 Preble St Ptld, ME 04101

04 September 1996  
Application Date

Applicant's Mailing Address \_\_\_\_\_

Project Name/Description \_\_\_\_\_

Consultant/Agent Mark - 874-0049

Derby Rd  
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

141-A-009  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Other (specify) \_\_\_\_\_

2,352 GFC 3,288 Total Sq Ft 7,940 Sq Ft  
Proposed Building Square Feet or # of Units      Acreage of Site      Zoning

**Check Review Required:**

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

Fees paid: site plan 50.00 subdivision \_\_\_\_\_

**Approval Status:**

Reviewer \_\_\_\_\_

- Approved       Approved w/Conditions listed below       Denied

1. \_\_\_\_\_
2. SEE ATTACHED CONDITIONS
3. \_\_\_\_\_
4. \_\_\_\_\_

Approval Date 9/13/96 Approval Expiration \_\_\_\_\_ date      Extension to \_\_\_\_\_ date       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

- |   |                      |                         |                       |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date           | _____ amount            | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid            | _____ date           | _____ amount            |                       |
| Performance Guarantee Reduced                           | _____ date           | _____ remaining balance | _____ signature       |
| Performance Guarantee Released                          | _____ date           | _____ signature         |                       |
| Defect Guarantee Submitted                              | _____ submitted date | _____ amount            | _____ expiration date |
| Defect Guarantee Released                               | _____ date           | _____ signature         |                       |

Address: Derby Rd



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

I. D. Number \_\_\_\_\_

Applicant Mark Plummer  
34 Preble St Ptld, ME 04101

04 September 1996  
Application Date

Applicant's Mailing Address \_\_\_\_\_

Project Name/Description \_\_\_\_\_

Consultant/Agent Mark - 874-0049

10 Derby Rd  
Address of Proposed Site 141-A-009

Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

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  Other (specify) \_\_\_\_\_  
2,352 GFC 3,288 Total Sq Ft 7,940 Sq Ft R-3/R-5  
Proposed Building Square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

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

Fees paid: site plan 50.00 subdivision \_\_\_\_\_

**Approval Status:**

Reviewer Margr Schmuckel

- Approved  **Approved w/Conditions listed below**  Denied

- The "out building" is not approved until a full written description of it's use is supplied to our office for review. It can only be an accessory building to the single family.
- 
- 
- 

Approval Date 9/27/96 Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  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

<input type="checkbox"/> Performance Guarantee Accepted	_____ date	_____ amount	_____ expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	

Address: Derby Rd

TO: Mr. Merle Leary,CEO  
RE: 10 Derby Rd.  
FROM: Mark Plummer  
DATE:JULY 22,1998

THANKS FOR YOUR CALL TUESDAY REGARDING THE OUT BUILDING AT DERBY RD. AT YOUR SUGGESTION I'M SENDING THIS MEMO.

I OF COURSE CAN OUTLINE TO YOU THE USE OF THE THE OUT BUILDING AT DERBY ROAD,ITS FOR THE NORMAL THINGS THAT MAY GO IN ONES BASEMENT. AS YOU KNOW THE MAIN HOME DOES NOT HAVE BUT A 10'X10' BOILER ROOM.

AS TO THE PERMIT REVIEW PROCESS ON THE BUILDING, WHICH TOOK SEVERAL MONTHS TO COMPLETE,THAT MATERIAL IS STILL IN STORAGE AND I DO NOT HAVE ACCESS TO,RIGHT NOW. FROM MEMORY IT WAS REVIEWED TO DEATH,PRIOR TO THE ISSUANCE OF THE PERMIT. THE REASON IT TOOK SO LONG TO ISSUE THE PERMIT WAS THE FACT THAT THE PLAN I SUBMITTED SHOWED A BUILDING THAT LOOKED TO NICE,AT LEAST THAT'S WHAT I WAS TOLD.

ATTACHED IS A COPY OF THE ELECTRICAL PERMIT THAT WAS OBTAINED BACK WHEN THEY ROUGHED IN THE OUT BUILDING. YOU WILL NOTE THAT WAS SOMETIME AGO.AS I RECALL IT WAS TAKEN OUT THE THE VERY DAY OF THE WORK. THE INSPECTOR DID CALL AND HE'S INSPECTING 7/27/98. THE BUILDING IS OPEN SO HE CAN GO RIGHT IN. I CANNOT BE HERE.

THE BUILDING ALTHOUGH NOT COMPLETE IS FILLING UP FAST. PLUS THE GARAGE IS FULL,I NEED TO MOVE THIS STUFF INTO THE OUT BUILDING.

#### **NOW TO GRADING:**

AS YOU KNOW THE PLAN WAS TO COMPLETE IT BY JUNE 1998, THE WORK COMMENCED IN MAY WITH DRIVEWAY WORK AND SPILLED INTO JUNE OF 1998. THEN IT RAINED FOR A SOLID WEEK.IRECALL 9" OF RAIN. THE FOLLOWING WEEK IT RAINED ANOTHER X NUMBER OF INCHES.OF COURSE THE LOAM WAS A MUD PILE AS WELL THE LAND WAS SOAKED.BY THE 18TH OF JULY THE FINAL GRADE WAS SET AND LOAM IN PLACE,EXCEPT IN

THE AREA WHERE I NEED TO REMOVE THE LEFT OVER LOAM. I'M TRYING TO ARRANGE THAT NOW.

THE PRESENT STATUS IS THAT ON MONDAY THE 20TH OF JULY THE SKYS OPENED AND IT RAINED ANOTHER 2-3 INCHES. I WANT TO LET YOU KNOW THAT THE GRADING PLAN WORKED PERFECTLY, ESPECIALLY ALONG THE SOUTH-EAST SIDE OF THE BUILDING. I'M REALLY NOT SURPRISED, AS EVEN WHEN THE LOT WAS ONLY ROUGH GRADED THE SITE DESIGN WORKED REALLY NICELY. INCLUDING THROUGH THE MOST RECENT DELUGE OF 9" OF RAIN IN JUNE. SO THE LAST STEP WILL BE TO SEED,WHEN IT DRY'S THAT WILL BE DONE.

AS TO LEGAL ACTION BECAUSE OF THIS SITEWORK NOT BEING DONE,THAT'S JUST AN EXTREME CIRCUMSTANCE TO ME. I'LL BE THE FIRST TO ADMIT THE PROJECT HAS BEEN STRUNG OUT, AND THERE ARE MANY REASONS FOR THAT,MOSTLY PERSONAL.

FINALLY, AND AGAIN, THIS SITE HAS CAUSED NO ONE ANY PROBLEM,IT HAS WORKED AS I DESIGNED IT FROM DAY ONE.

THANKS,



MARK S. PLUMMER  
TWENTY FIRST CENTURY CORPORATION



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

**MEMORANDUM**

**TO:** Code Enforcement

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

**DATE:** July 31, 1997

**RE:** Request for Certificate of Occupancy  
10 Derby Road (141-A-009)

On July 11, 1997 I reviewed the site for compliance with the conditions of approval dated 9-13-96.

Given the site and the level of completion of the work, it is my opinion that no type of Certificate of Occupancy should be issued.

cc: Kandi Talbot, Planner

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:** ML/RM315

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Sheryl Plummer  
10 Derby Rd.  
Portland, ME 04103

4a. Article Number  
Z 322-510-473

4b. Service Type

Registered  Insured

Certified  COD

Express Mail  Return Receipt for Merchandise

7. Date of Delivery  
12/19

5. Signature (Addressee)


8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)  
*Robert S. P.*

Thank you for using Return Receipt Service.

PS Form 3800, March 1993

Sent to	Sheryl Plummer
Street, and No.	10 Derby Rd.
Postmark or Date	Portland ME 04103
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$

  
**Receipt for Certified Mail**  
 No Insurance Coverage Provided  
 Do not use for International Mail  
 (See Reverse)

Z 322 510 473



Inspection Services  
Michael J. Nugent  
Manager



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

## CITY OF PORTLAND

December 15, 1997

Sheryl Plummer  
10 Derby Rd.  
Portland, ME 04103

Re: 10 Derby Rd. (141-A-9 and 142-D-7)

Dear Ms. Plummer,

A review of the building permit file for the property at 10 Derby Rd. revealed that a certificate of occupancy has not been issued for the above property. A review of the property indicates that the structure is currently being occupied. Attached is a copy of Section 118.1 of the City Building Code and Section 14-463 of the Zoning Ordinance.

As can be seen, this act is a violation of those ordinances. You are hereby required to complete all required work and make the necessary arrangements to obtain an occupancy permit within 30 days of the date of this notice. A reinspection will occur on 1/15/98. Failure to comply within the prescribed time frame will cause this office to refer the matter to the Corporation Counsel for legal action and possible civil penalties pursuant to Section 1-15 of the Municipal Code.

This constitutes an appealable decision pursuant to Section 14-472.1, of the Zoning Ordinance. Please feel free to contact me at 874-8300 Ext. 8702 to discuss this matter.

Sincerely,

*Merle Leary*  
Merle Leary  
Code Enforcement Officer

*Send a letter of intent to proceed  
7-13-98 Site work being done at the present  
time.*

MEMORANDUM

**TO:** ✓ Merle Leary, Code Enforcement  
Kandi Talbot, Senior Planner

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

**DATE:** February 2, 1998

**RE:** Request for Certificate of Occupancy  
10 Derby Road (141- A-009)

On February 2, 1998, I reviewed the site for compliance with the conditions of approval dated 9/13/96; my comments are:

1. The street number needs to be placed on the house.
2. Final site grading and landscaping has not been completed; given the time of year and the snow cover, the work should be delayed till spring but shall be completed by May 31, 1998. The applicant shall coordinate with the DRC prior to starting the work.

It is my opinion that a **temporary certificate of occupancy could be issued** when item #1 above is completed and assuming code enforcement has no outstanding issues.



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

**MEMORANDUM**

**TO:** Merle Leary, Code Enforcement

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

**DATE:** August 12, 1998

**SUBJECT:** Request for Certificate of Occupancy  
10 Derby Avenue

On August 11, 1998 a site visit was made to review the status of the work. My comments are:

The final grading, loaming and seeding has not been completed. I would estimate the work to be 80% complete. The swale has not been fully stabilized and the area around the shed has not been final graded with loam. Finally, most of the lawn has not been seeded.

VIA FX: 874-8716

TO: Mr. Merle Leary

From: Mark S. Plummer

Re: Landscaping 10 Derby Rd.

Dear Merle,

Received your message on 8/13/98 regarding engineers update.

The entrance area is now growing grass.

The swale area was raked out and low spots filled at the end of July and the swale area was seeded on the 5th or 6th of August.

The swale as of the 13th was growing grass

The loam directly in front of the home is loamed and will be seeded this week.August 17..

The area in front of and adjacent to the out building remains loamed, but no seed yet. I'm in hopes of removing the large loam pill and completing this soon.

Thanks,



Mark

August 14, 1998

# ELECTRICAL PERMIT

## City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical code and the following specification:

Date 16 December 1996

LOCATION: 10 Derby Rd

Permit # 3270

OWNER Mark Plummer ADDRESS \_\_\_\_\_

								TOTAL EACH FEE	
<b>OUTLETS</b>									
		Receptacles		Switches		Smoke Detector			.20
<b>FIXTURES</b>		(number of)							
		incandescent		fluorescent					.20
		fluorescent strip							.20
<b>SERVICES</b>									
		Overhead				TTL AMPSTO	800		15.00
		Underground					800	200	15.00
<b>TEMPORARY SERV.</b>									
		Overhead				AMPS OVER	800		25.00
		Underground					800		25.00
<b>METERS</b>		(number of)						1	1.00
<b>MOTORS</b>		(number of)							2.00
<b>RESID/COM</b>		Electric units							1.00
<b>HEATING</b>		oil/gas units							5.00
<b>APPLIANCES</b>		Ranges		Cook Tops		Wall Ovens			2.00
		Water heaters		Fans		Dryers			2.00
Disposals		Dishwasher		Compactors		Others (denote)			2.00
<b>MISC. (number of)</b>		Air Cond/win							3.00
		Air Cond/cent							10.00
		Signs							5.00
		Pools							10.00
		Alarms/res							5.00
		Alarms/com							15.00
		Heavy Duty							2.00
		Outlets							
		Circus/Carnv							25.00
		Alterations							5.00
		Fire Repairs							15.00
		E Lights							1.00
		E Generators							20.00
		Panels							4.00
<b>TRANSFORMER</b>		0-25 Kva							5.00
		25-200 Kva							8.00
		Over 200 Kva							10.00
							<b>TOTAL AMOUNT DUE</b>		
<b>MINIMUM FEE/COMMERCIAL 35.00</b>							<b>MINIMUM FEE</b>	<b>25.00</b>	<b>25.00</b>

141-A-009

INSPECTION: Will be ready Ready or will call \_\_\_\_\_

CONTRACTORS NAME Breakwater Systems Steve Walsh

ADDRESS P.O. Box 3081 Ptld, ME 04104

TELEPHONE 773-0511

MASTER LICENSE No. 3270

LIMITED LICENSE No. \_\_\_\_\_

SIGNATURE OF CONTRACTOR



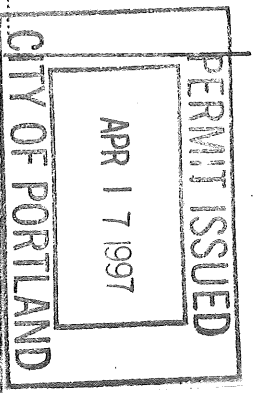
970324

FILL IN AND SIGN WITH INK



# APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine



To the INSPECTOR OF BUILDINGS, PORTLAND, ME. 16 April 1997

The undersigned hereby applies for a permit to install the following heating, cooling or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 10 Derby Rd Use of Building 1-fam No. Stories 1 New Building  Existing

Name and address of owner of appliance Sheryl C. Plummer P.O. Box 588 Windham 04062

Installer's name and address Gary Blaschke 8 Porters Landing Freeport, ME 04032 Telephone 865-4535

General Description of Work Oil fired forced hot water heating system

To install Oil fired forced hot water heating system

**IF HEATER, OR POWER BOILER**

Location of appliance basement Any burnable material in floor surface or beneath? no Kind of fuel? #2 Oil

If so, how protected? no

Minimum distance to burnable material, from top of appliance or casing top of furnace 3'

From top of smoke pipe 2' From front of appliance 5' From sides or back of appliance 18", 15"

Size of chimney flue 8" Other connections to same flue no

If gas fired, how vented? no Rated maximum demand per hour 117,000

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

**IF OIL BURNER**

Name and type of burner Beckett Labelled by underwriters' laboratories? yes

Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom

Type of floor beneath burner concrete Size of vent pipe XXXXXXX 1 1/4"

Location of oil storage garage Number and capacity of tanks 1-275

Low water shut off yes Make DEM No. 170

Will all tanks be more than five feet from any flame? yes How many tanks enclosed? no

Total capacity of any existing storage tanks for furnace burners 1-275

**IF COOKING APPLIANCE**

Location of appliance garage Any burnable material in floor surface or beneath? no

If so, how protected? no If any, height of legs, if any no

Skirting at bottom of appliance? no Distance to combustible material from top of appliance? no

From front of appliance no From sides and back no From top of smoke pipe no

Size of chimney flue no Other connections to same flue no

Is hood to be provided? no

If gas fired, how vented? no

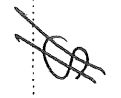
**MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION**

Gary Blaschke Master Oil Burner #5236

Cost of Work: 4,500.00 Permit Fee: 45.00

Amount of fee enclosed? no

APPROVED PERMIT ISSUED WITH REQUIREMENTS



Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

CS 300

INSPECTION FILE APPLICANT'S ASSESSOR'S COPY

Signature of Installer Peter J. Maletta MASTER - GARY BLASCHKE

NOTES

Check with cond. check

Permit No.

Location

Owner

Date of permit

Approved

- 1. 1 1/2" VENT PIPE
- 2. 1 1/2" VENT PIPE
- 3. Kind of heat
- 4. Bulkier residty & support
- 5. Name & Label
- 6. Remote control
- 7. High limit switch
- 8. Main cutoff control
- 9. Low water cutoff
- 10. High limit control
- 11. Tripout control
- 12. Valve in supply line
- 13. Capacity of tank
- 14. Tank residty & support
- 15. Oil gauge
- 16. Instruction card
- 17. Oil leaks
- 18. Adequate ventilation
- 19. Smoke alarm or heat detector
- 20. Thermostat control



## BUILDING PERMIT REPORT

DATE: 16/APR/97 ADDRESS: 10 Derby Rd.  
REASON FOR PERMIT: oil Fired Forced hot water heating Sys.  
BUILDING OWNER: Sheryl Plummer  
CONTRACTOR: Peter J. Maietta & Gary Blaschke  
PERMIT APPLICANT: ↑ APPROVAL: X/1/96 ~~DENIED~~

### CONDITION(S) OF APPROVAL

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- X 6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
7. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
8. Headroom in habitable space is a minimum of 7'6".
9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. 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.
12. 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.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 16. 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.
- 17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 18. The Sprinkler System shall maintained to NFPA #13 Standard.
- 19. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- 26. \_\_\_\_\_
- 27. \_\_\_\_\_
- 28. \_\_\_\_\_

P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal