

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

Location of Construction: 81 to 87 Bay St. 04103		Owner: * Gaye B. Lapomarda		Phone: 773-1353		Permit No: 990833	
Owner Address: ****59 Bay Street 04103		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Pasquale Lapomarda		Address: 59 Bay Street		Phone: 773-1353		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUN 17 1999 </div>	
Past Use: Vacant		Proposed Use: Single Family w/ attach. 3 car garage		COST OF WORK: \$ 101,000.00			
Proposed Project Description: Construct Single Family Ranch w/ Attached 3 Car Garage home- 2,048 sq.ft. garage- 1,008 sq.ft.		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group: <i>A3</i> Type: <i>51A</i> <i>BOCA 96</i> Signature: <i>Hopper</i>		Zone: <i>R-3</i> CBL: 155 - D- 023	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: <i>OK with conditions</i> Special Zone or Review: <i>N/A</i>	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> minor <i>received Affidavit on</i> Zoning Appeal owners <i>for 14-403 street</i>	
Permit Taken By: s.p.		Date Applied For: U.B. June 7th, 1999					

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

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

June 7th, 1999

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

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

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____ *S*

CEO DISTRICT



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 81-87 Bay St. CBL# 155-D-023

Issued to **Gaye B. Lapomarda**

Date of Issue **1/12/00**

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. **990633**, 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

Single Family Dwelling With Attached 3 Car Garage

APPROVED OCCUPANCY

Use Group 3 Type 5B
BOCA 96'

Limiting Conditions:

- #1- Temporary CoffFOO: All landscaping including topsoiling, seeding and mulching
- #2- Wall construction must be completed by February 29, 2000.

This certificate supersedes
certificate issued

Approved:

1/12/00

(Date)

Jon Reed
Inspector

G. Samuel Hoffas
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.

for MC

9/19

9 AM

83 Bay St

Meet owner

he was to move location 15" towards house before

concrete

OK-27 $\frac{1}{2}$ in rear 9/19

155
D
22

DC

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: <u>81 to 87 BAY ST. PORTLAND, MAINE 04103</u>			
Total Square Footage of Proposed Structure <u>3056 Includes Garage</u>		Square Footage of Lot <u>18160 (135 X 130)</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>155</u> Block# <u>D</u> Lot# <u>4223</u>		Owner: <u>GAYE B LAPOMARDA</u>	Telephone#: <u>7731353</u>
Lessee/Buyer's Name (If Applicable)		Owner's/Purchaser/Lessee Address: <u>04103</u> <u>59 BAY Street</u>	Cost Of Work: <u>\$101,000.00</u> Fee: <u>\$525</u>
Proposed Project Description: (Please be as specific as possible) <u>(Single Family) Home 2048 Sq Ft total Sq Ft</u> <u>Build 1 story Ranch Style Home with garage. Garage 1008 Sq Ft 3056</u>			
Contractor's Name, Address & Telephone <u>Pasquale Lapomarda 59 Bay Street 7731353</u>			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.

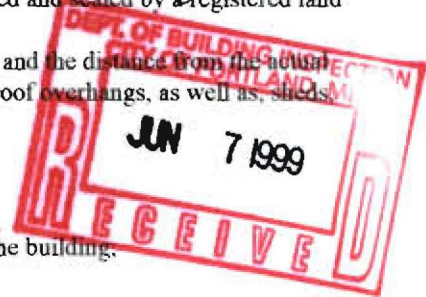
You must include the following with you application:

- 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)

blg sp 525
sp 300

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 nearest 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>Gaye B Lapomarda</u>	Date: <u>6-7-99</u>
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Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

BUILDING PERMIT REPORT

DATE: 16 June 99 ADDRESS: 81 To 87 Bay St CBL: 155-D-22 '23
REASON FOR PERMIT: To construct single family dwelling/attached garage
BUILDING OWNER: Gaye B. Lapomarda
PERMIT APPLICANT: Pasquala Lapomarda
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *2, *3, *4, *5, *8, *9, *11, *12, *13, *14, *15, *19, *26, *27, *28, *29, *30, *32, *33

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- *3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- *4. Foundations anchors shall be a minimum of 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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- *9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 36" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (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 1018.6)
- 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)
- *19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be

Site Plan - minor/minor 28 X 36' = 1008
Shoreland Zoning/ Stream Protection - N/A
Flood Plains - Zone X - Panel 7C
OK

3312*

installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements


In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.

20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- * 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- * 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- * 28. All requirements must be met before a final Certificate of Occupancy is issued.
- * 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
- * 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
- * 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- * 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

34. _____

35. _____

36. _____


 Samuel Hoffses, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

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

Applicant: GAYE B. LAPOMANDA

Date: 6/11/99

Address: 81-87 BAY ST

C-B-L: 155-D-22 & 23

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct single fam ranch w/ attached 3 car garage

Sewage Disposal - City

OK
14-403 street

OK 6/15/99 I received
A Notarized Affidavit

Lot Street Frontage - 50' req - 135' shown

Front Yard - 25' req - 40' shown

Rear Yard - 25' req - 45' + shown

Side Yard - 8' req - 10' & 33.8' shown

Projections - front porch - rear bay window

Width of Lot - 75' req - 135' shown

Height - 1 story max

Lot Area - 6,500[#] req 18,160.41[#] shown per survey

Lot Coverage/ Impervious Surface - 25% or 4540[#]

Area per Family - 6,500[#]

Off-street Parking - 2 req - 3 shown

63' x 32' = 2016[#]

Loading Bays - N/A

36 x 8' = 288

Site Plan - minor/minor

28 x 36' = 1008

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone X - Panel 7C
OK

3312[#]

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

19990073
I. D. Number

Gaye B. Lapomarda

6/7/99

Applicant

Application Date

59 Bay St, Portland, ME 04103

Bay St

Applicant's Mailing Address

Project Name/Description

Consultant/Agent

81-87 Bay St

773-1353

Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

155-D-023

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

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

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

Your new street address is now 83 Bay St.

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

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

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

Eroded soil shall be contained on-site. Silt fence shall be installed down gradient of all disturbed areas. A crushed stone construction entrance shall be placed at the curb cut.

A separate foundation drain pipe shall be connected to the sanitary sewer service at the right of way line.

The applicant shall coordinate with Public Works and Construct a paved turn within Bay St. and the lot in conformance with City technical standards. An easement for use of the turnaround by the City shall be provided to the City. The easement shall be approved by the City Corporation Council and recorded in the Cumberland Registry of Deeds.

Planning Conditions of Approval

Inspections Conditions of Approval

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

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Gaye B. Lapomarda
Applicant
59 Bay St, Portland, ME 04103
Applicant's Mailing Address

6/7/99
Application Date
Bay St
Project Name/Description

Consultant/Agent
773-1353
Applicant or Agent Daytime Telephone, Fax

81- 87 Bay St
Address of Proposed Site
155-D-023
Assessor's Reference: Chart-Block-Lot

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

Fire Conditions of Approval

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

19990073
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59 Bay St, Portland, ME 04103

Applicant's Mailing Address

6/7/99

Application Date

Bay St

Project Name/Description

Consultant/Agent

773-1353

Applicant or Agent Daytime Telephone, Fax

81-87 Bay St

Address of Proposed Site

155-D-023

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)

3056

18160

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

R-3

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" 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 type="checkbox"/> Other _____ | |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review **\$300.00** Date: **6/7/99**

Inspections Approval Status:

Reviewer _____

- Approved Approved w/Conditions see attached Denied
- Approval Date _____ 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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issued | _____ | | |
| | 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 |

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

19990073

I. D. Number

Gaye B. Lapomarda

Applicant

69 Bay St, Portland, ME 04103

Applicant's Mailing Address

6/7/99

Application Date

Bay St

Project Name/Description

Consultant/Agent

773-1353

Applicant or Agent Daytime Telephone, Fax

81- 87 Bay St

Address of Proposed Site

166-D-023

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)

3066

18160

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 Subdivision Engineer Review \$300.00 Date: 6/7/99

DRC Approval Status:

Reviewer Jim Wendel

Approved Approved w/Conditions see attached Denied

Approval Date 6/13/99 Approval Expiration 6/13/00 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

<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	

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155-D-023
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) w/ 3-car garage
 New Building Building Addition Change Of Use Residential
3056 18160 R-3
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" 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 type="checkbox"/> Other _____ | |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review \$300.00 Date: 6/7/99

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved **Approved w/Conditions**
see attached Denied
- Approval Date 6/16/99 Approval Expiration _____ Extension to _____ Additional Sheets Attached
- Condition Compliance _____
signature _____ date _____

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issued | _____ | | |
| | 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 | | | |

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drainage patterns
and locations and
The Developmen
improvements as ne
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stone construction en
A separate foundation
The applicant shall coo
conformance with City t
to the City. The easeme.
Registry of Deeds.

...ons of Approval

Inspections Conditions of Approval

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

Valuation: \$101,000.00 Plan Review # 799/99
 Fee: \$ 525.00 Date: ~~155-D-22523~~ 17 June 1999

Building Location: 81-87 Bay St- CBL: 155-D-22523

Building Description: Single Family dwelling / garage

Reviewed by: S. Hoffers

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

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

Correction List		
NO:	Description	Code Section
1.	All site plan and building code requirements shall be completed before a Certificate of occupancy will or can be issued-	111.0
2.	Foundation drains	1813.5.2
3.	Foundation anchors	2305.12
4.	Waterproofing & damp proofing	1813.0
5.	Private garages	402.0
6.	Chimneys and vents NFPA 211 & BOCA Mech. Code	1021.00 1022.00
7.	Guardrails & Handrails	1204.0
8.	Headroom	1014.0
9.	Stair Construction	1014.4
10.	Stairway headroom	1015.6
11.	Sleeping room egress	920.3.2
12.	Smoke detectors	

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)
SA Crawl space (1210.2) Ventilation
SA Crawl opening size (1210.2.1)

Floors (Chapter 16-23)

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

Roof-Ceiling Construction (Chapter 23)

- ~~X~~ 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)

**Mechanical
1993 BOCA Mechanical Code**

- ~~SA~~ _____
- _____
- _____
- _____
- _____
- _____

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

- ~~SA~~ Location and interconnection
- ~~SA~~ Power source

Dwelling Unit Separation
Table 602

N/A

Pasquale and Gaye Lapomarda
59 Bay Street
Portland, ME 04103
207-773-1353
June 15, 1999

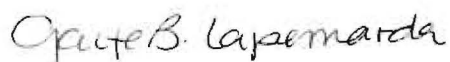
City of Portland
Building Inspection Services
389 Congress Street
Portland, Me 04101

To Whom It May Concern:

We have owned property located on Bay Street, Map #155, Lots #22 & 23, since October, 1980 and at all times thereafter. We state that it is our intention under oath to make this structure our personal residence.

Sincerely,


Pasquale Lapomarda



Gaye B. Lapomarda
Both being husband and wife

*Subscribed and sworn before me this
15th day of June 1999.*



TAMARA L. CARROLL
Notary Public - Maine
My Commission Expires January 29, 2004

Know all Men by these Presents,

That

PATRICK J. MULKERRIN
of Portland, County of Cumberland and State of Maine,

in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS

paid by PASQUALE LAPOMARDA, JR., of Portland, County of Cumberland
and State of Maine

and whose mailing address is 59 Bay Street, Portland, Maine

the receipt whereof I do hereby acknowledge, do hereby

give, grant, bargain, sell and convey unto the said PASQUALE LAPOMARDA, JR.

his heirs and assigns forever,

a certain lot or parcel of land located on Bay Street, Portland,
Cumberland County, State of Maine and being more specifically
described in Assessor's Plans on file in the Assessor's Office,
City Hall, Portland, Maine and being Assessor's Plan number
141 Lot J-8 and J-9, each lot being approximately 7,500 square
feet.

Property located on Bay Street, Portland, Cumberland County,
State of Maine and being more specifically described in Assessor's
Plans on file in the Assessor's Office, City Hall, Portland, Maine
and being Assessor's Plan number 155 Lot D-23 said lot being
approximately 6,875 square feet.

Being the same property to which Patrick J. Mulkerrin was deter-
mined to hold in fee simple by Judgment of the Superior Court,
Cumberland County, dated April 18, 1980, and recorded in the
Cumberland County Registry of Deeds at Book 4610, Page 339.

SS To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said

PASQUALE LAPOMARDA, JR.

his heirs and assigns, to his and their use and behoof forever.

And I do COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances:

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said PATRICK J. MULKERRIN,

and ROSEMARY MULKERRIN

wife of the said

PATRICK J. MULKERRIN

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand and seal this 16th day of September in the year of our Lord one thousand nine hundred and Eighty

Signed, Sealed and Delivered in presence of

Patrick J. Mulkerin
PATRICK J. MULKERRIN
Rosemary Mulkerin
ROSEMARY MULKERRIN

State of Maine,
Cumberland

ss.

September 16

1980

Personally appeared the above named Patrick J. Mulkerin and Rosemary Mulkerin

and acknowledged the above

instrument to be their free act and deed.

Before me,

Teresa H. Boudreau

Justice of the Peace
Notary Public
Attorney At Law.

MY COMMISSION EXPIRES
DECEMBER 3, 1983

STATE OF MAINE
CUMBERLAND, ss. REGISTRY OF DEEDS
Received at 3:44 P.M. on SEP 18 1980 and recorded in
Book 4025 Page 85
Attest: *Edward D. Gustin* Register

WARRANTY DEED

Know all Men by these Presents.

That I, DEXTER L. McCAUSLAND of Portland, in the County of Cumberland and State of Maine

in consideration of One Dollar and other valuable consideration

paid by PASQUALE LAPOMARDA,

and whose mailing address is 59 Bay Street, Portland, Maine

the receipt whereof I do hereby acknowledge, do hereby

grant, bargain, sell and convey unto the said PASQUALE LAPOMARDA, his

heirs and assigns forever,

a certain lot or parcel of land

situated on the southwesterly side of Bay Street, so-called in the City of Portland, County of Cumberland and State of Maine, more particularly bounded and described as follows:

Beginning at a point marking the easterly corner of land formerly owned by W.E. Bailey as shown on a plan of lots for C.L. Goodrich and J.L. Buelduc, recorded at Cumberland County Registry of Deeds, Plan Book 8 at Page 99; thence running northeasterly at right angles from Bay Street one hundred eighty (180) feet more or less to land formerly of F.O.J. Smith; thence turning from said point to the left in an angle of forty-three degrees and thirty-seven minutes ($43^{\circ} 37'$) in a northwesterly direction along the boundary line of said Smith land a distance of approximately one hundred sixty (160) feet, more or less, to the easterly corner of lot 40 as shown on said plan; thence from said point at right angles proceeding in a southwesterly direction one hundred eighty (180) feet to the northwesterly corner of land formerly of W.H. Motley described in deed to Hilda A. Linde dated September 14, 1920, recorded at Cumberland County Registry of Deeds, Book 1060, Page 271; thence by said Linde land and other land of the Grantors which is also the southerly boundary line of Bay Street, southeasterly one hundred sixty (160) feet, more or less to the point of beginning.

The above described premises are subject to all conditions and restrictions enumerated in deed of Goodridge to Motley dated July 20, 1880, recorded in Cumberland County Registry of Deeds, Book 474, Page 91, which include designation of a proposed sixty (60) foot wide roadway along the southwesterly sideline of subject premises.

Grantor derives his Title under the Will of Gertrude L. McCausland an abstract of which is recorded at Cumberland County Registry of Deeds, Book 1970, Page 498, and by deed of Elsie M. Rich, et al, recorded at said Registry in Book 2002, Page 403.

174

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said

PASQUALE LAPOMARDA, his

heirs and assigns, to him and their use and behoof forever.

And I do COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances:

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said DEXTER L. McCAUSLAND,

MARY E. McCAUSLAND, husband and wife

x

x

x

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 11th day of October in the year of our Lord one thousand nine hundred and eighty-three

Signed, Sealed and Delivered in presence of

Mary Alice Higgins

Dexter L. McCausland
Mary E. McCausland

State of Maine, CUMBERLAND

1st

OCTOBER 11 1983

Personally appeared the above named

DEXTER L. McCAUSLAND

and acknowledged the above

instrument to be his free act and deed.

REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE
Received at 3:56 PM, and recorded in
BOOK 6293 PAGE 173

Before me,

Mary Alice Higgins
MY COMMISSION EXPIRES
JUNE 25, 1988
Notary Public.
Attorney At Law.

James J. Walsh

SEAL

estimate for cost of Streets \approx \$ 200/linear foot

(11/96 for subgo tech)

(#30/linear foot included for granite curbing)

LAND USE

§ 14-404

from any and all claims for damages for the laying out and taking of such street and indemnifying the city against any and all other such claims, both such instruments to be executed and in recordable form acceptable to the corporation counsel and to encumber and run with the land.

(b) *Minimum requirements for street improvements on unimproved and improved but unpaved streets.* For a lot abutting any portion of a street which is unimproved or improved but not permanently paved, that portion which abuts the lot, and any like portion between such portion and the nearest permanently paved street or portion which is the principal access to such lot, shall be improved, including sewers, storm drains, pavements, curbs and, if located on a designated school walking route, sidewalks, in accordance with the minimum technical standards promulgated by the public works authority pursuant to section 14-498(a) of article IV of this chapter. Where the nearest permanently paved street does not have granite curbing, the public works authority may waive the requirement of curbing under this section, if it determines that an acceptable alternative drainage plan will be provided. Prior to the issuance of a building permit for erection of a building on a lot abutting any portion of a street which is unimproved or improved but not permanently paved, the following shall occur: (1) A plan of the street improvements required by this section shall be submitted to the public works authority; and (2) upon determination by the public works authority that the plan meets the street improvement requirements established by this subsection, a performance guarantee and inspection fee for said improvements shall be submitted to the city as set forth in section 14-501. Also as set forth in section 14-501, a one-year defect bond shall be tendered to the city prior to release of the performance guarantee required hereby. The provisions of this subsection (b) shall not apply to the erection of any single-family dwelling on any lot where the owner of the lot establishes that he or she was the owner of that same lot on November 19, 1984, and at all times thereafter, and states his or her intention under oath to make the structure his or her personal residence.

(c) *Exceptions.* The requirements of this section shall not apply to the following city streets upon their construction by the public works authority to such standards as are determined by the authority to be the most feasible:

- (1) Dingley Court;
- (2) Morgan Court.

(Code 1968, § 602.18.B; Ord. No. 193-84, § 1, 11-19-84; Ord. No. 178-87, 11-2-87; Ord. No. 372-89, 3-20-89; Ord. No. 273-90, 3-19-90)

Sec. 14-404. Accessory use.

The term "accessory use" shall include only the following:

- (1) A subordinate use of land or building which is customarily incidental to the main building or to the principal use of the land and which is located on the same lot with the principal building or use. No "garage sale," "lawn sale," "attic sale," "rummage sale," or other similar casual sale of tangible personal property which is advertised by

117.2 Unlawful Construction

838-9001

**City Of Portland
Inspection Services
RETURN OF SERVICE**

On the 9 day of Dec, 1999, I made service of the Stop Work Order
Re: 83 Bay St, Portland
upon, Pascual Lapina, at 83 Bay St, Portland, ME
155-0-23
(155-D-023)

- By delivering a copy in hand. @ 9:25 AM 12/9/99
- By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____
- By delivering a copy to an agent authorized to receive service of process, and whose name is _____
- By (describe other manner of service) _____

DATED: 12/9/99

Ken Carroll
Signature of Person Making Service
Code Enforcement Officer
Title

I have received the above referenced documents

J.P. [Signature]
Person Receiving Service

City Of Portland
Inspection Services
RETURN OF SERVICE

On the 5th day of DECEMBER, 1999, I made service of the STOP WORK NOTICE

upon, PASQUALE LAPOMARCA, at 53 Bay St.

By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____.

By delivering a copy to an agent authorized to receive service of process, and whose name is _____.

By (describe other manner of service) _____.

DATED: 12/8/99

Jon Reed

Signature of Person Making Service

CEO.

Title

I have received the above referenced documents

Person Receiving Service

Inspection Services
Michael J. Nugent
Manager



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

CITY OF PORTLAND
STOP WORK NOTICE

December 7, 1999

Pasquale Lapomarda
83 Bay St.
Portland, ME 04101

RE: 83 Bay St.
CBL: 155-D-023

Hand Delivery

Dear Mr. Pasquale Lapomarda;

An evaluation of the property at 83 Bay Street on 12/08/99 revealed that the Site fails to comply with Section 111.4 of the Building Code of the City of Portland.

Construction **not** in accordance with the approved site plan

This is a **STOP WORK ORDER** pursuant to Section 117.1 of the Building Code(1996 BOCA). All construction activity must Stop immediately.

The building evaluation and site conditions must be made to comply with the approved site plan. The Development Review Coordinator shall be notified and satisfactory reinspection must occur prior to commencement of construction

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. Ss 4452. This constitutes an appealable decision pursuant to Section 121.5 of the Code. Please feel free to contact me at 874-8702, if you wish to discuss the matter or have any questions.

Sincerely,

Jonathan J. Reed
Code Enforcement Officer
gd

Cc: Central File



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL: 207 775 1121
FAX: 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

155-D-022

TO: ✓ Code Enforcement – Mike Nugent
FROM: Steve Bushey – Acting Development Review Coordinator *SPB/mb*
RE: 83 Bay Street – Applicant: Gaye B. Lapomarda
DATE: December 2, 1999

I visited #83 Bay Street at 9:00 AM on December 1, 1999 to observe site conditions and construction activity. I had received a phone call at 7:30 AM from Mr. Mike Nappi, the neighbor at #75 Bay Street. Mr. Nappi requested I review the placement of fill and paving for the #83 house lot. Cassidy Paving had placed gravel for the proposed driveway to #83 on November 30, 1999. The fill limits extended to the shared property line between Mr. Nappi's lot and #83. The fill is as much as three feet above the elevation of Mr. Nappi's rear yard area. At 9:00 AM, Cassidy Paving was in the process of placing asphalt in the driveway. They planned on matching into existing paving from Mr. Nappi's driveway. Based on the existing grading, runoff from the #83 driveway will flow onto Mr. Nappi's rear yard. This condition is unacceptable. Based on my observations, I am recommending the following items be required prior to issuance of a certificate of occupancy for #83 Bay Street:

1. An asphalt curb shall be installed as shown on the attached plan and the driveway graded to drain toward the street.
2. A retaining wall be installed along the fill placement as shown on the attached plan.

Please advise as to how this shall be communicated to the owner.

If you have any questions regarding this issue, please call this office.

Enclosure

c: Kandi Talbot, Planning

**City Of Portland
Inspection Services
RETURN OF SERVICE**

On the 6 day of August, 1999, I made service of the stop work order
upon, Pasquale Lapomarda, at 83 Bay St.

By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____.

By delivering a copy to an agent authorized to receive service of process, and whose name is _____.

By (describe other manner of service) _____.

DATED: 8/6/99

Signature of Person Making Service

Title

I have received the above referenced documents



Person Receiving Service

Inspection Services
Michael J. Nugent
Manager

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



CITY OF PORTLAND

STOP WORK NOTICE

August 6, 1999

Gaye Lapomarda
59 Bay St
Portland ME 04103

Re: 83 Bay St (155-D-022 & 023)

Dear Mr. Lapomarda:

An evaluation of the property at 83 Bay St on August 6, 1999 revealed that the structure fails to comply with Section 113.2 and 1813.6.2 of the 1996 BOCA Code of the City of Portland.

This is a **STOP WORK ORDER** pursuant to Section 117.1 of the Building Code(1996 BOCA). All construction activity must Stop immediately.

Therefore, you are required to submit amended construction and site plans to this office for review and approval. You must also submit a list of all subcontractors on the job with their addresses and telephone numbers. When you have received approval of the amended plans and submitted the requested subcontractor information you may request removal of the "STOP WORK" order.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

This constitutes an appealable decision pursuant to Section 121.5 of the Code. Please feel free to contact me at 874-8693, if you wish to discuss the matter or have any questions.

Sincerely,

Tammy Munson
Code Enforcement Officer

/sap

108.4 Signature to permit: The code official's signature shall be attached to every permit, or the code official shall authorize a subordinate to affix such signature thereto.

108.5 Approved construction documents: The code official shall stamp or endorse in *writing* both sets of *construction documents* "Approved," and one set of the approved *construction documents* shall be retained by the code official and the other set shall be kept at the building site, open to inspection of the code official or an authorized representative at all reasonable times.

108.6 Revocation of permit: The code official shall revoke a permit or approval issued under the provisions of this code in case of any false statement or misrepresentation of fact in the application or on the plans on which the permit or approval was based.

108.7 Approval of part: The code official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the *construction documents* for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with all of the pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

108.8 Posting of permit: A true copy of the building permit shall be kept on the site of operations, open to public inspection during the entire time of prosecution of the work and until the completion of the same.

108.9 Notice of start: At least 24-hour notice of start of work under a building permit shall be given to the code official.

SECTION 109.0 TEMPORARY STRUCTURES

109.1 General: Pursuant to a variance granted by the board of appeals under the provisions of Section 121.0, the code official shall issue a permit for temporary construction as approved by the board of appeals. Such permits shall be limited as to time of service, but such temporary construction shall not be permitted for more than one year.

109.2 Special approval: All temporary construction shall conform to the structural strength, fire safety, *means of egress*, light, *ventilation* and sanitary requirements of this code as necessary to ensure the public health, safety and general welfare.

109.3 Termination of approval: The code official is hereby authorized to terminate such special approval and to order the demolition of any such construction at his discretion, or as directed by a decision of the board of appeals.

SECTION 110.0 DEMOLITION OF STRUCTURES

110.1 Service connections: Before a structure is demolished or removed, the *owner* or agent shall notify all utilities having service connections within the structure such as water, electric, gas, sewer and other connections. A permit to demolish or remove a structure shall not be issued until a release is obtained from the utilities, stating that their respective service connections

and appurtenant equipment, such as meters and regulators, have been removed or sealed and plugged in a safe manner.

110.2 Notice to adjoining owners: Only when *written* notice has been given by the applicant to the *owners* of adjoining *lots* and to the *owners* of wired or other facilities, of which the temporary removal is necessitated by the proposed work, shall a permit be granted for the removal of a building or structure.

110.3 Lot regulation: Whenever a structure is demolished or removed, the premises shall be maintained free from all unsafe or hazardous conditions by the proper regulation of the *lot*. restoration of established grades and the erection of the necessary retaining walls and fences in accordance with the provisions of Chapter 33.

SECTION 111.0 CONDITIONS OF PERMIT

111.1 Payment of fees: A permit shall not be issued until the fees prescribed in Section 112.0 have been paid.

111.2 Compliance with code: The permit shall be a license to proceed with the work and shall not be construed as authority to violate, cancel or set aside any of the provisions of this code, except as specifically stipulated by modification or legally granted variation as described in the application.

111.3 Compliance with permit: All work shall conform to the approved application and the approved *construction documents* for which the permit has been issued and any approved amendments to the approved application or the approved *construction documents*.

111.4 Compliance with site plan: All new work shall be located strictly in accordance with the approved site plan.

SECTION 112.0 FEES

112.1 General: A permit to begin work for new construction, *alteration*, removal, demolition or other building operation shall not be issued until the fees prescribed in this section shall have been paid to the department of building inspection or other authorized agency of the jurisdiction, nor shall an amendment to a permit necessitating an additional fee be approved until the additional fee has been paid.

112.2 Special fees: The payment of the fee for the construction, *alteration*, removal or demolition for all work done in connection with or concurrently with the work contemplated by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law or ordinance for water taps, sewer connections, electrical permits, erection of *signs* and display structures, marquees or other *appurtenant structures*, or fees of inspections, certificates of occupancy or other privileges or requirements, both within and without the jurisdiction of the department of building inspection.

112.3 New construction and alterations: The fees for plan examination, building permit and inspections shall be as prescribed in Section 112.3.1 and the code official is authorized to establish by *approved rules* a schedule of unit rates for buildings and structures of all use groups and types of construction as classified and defined in Chapters 1, 3 and 6.

Inspection Report

- 31 Certificate of Compliance
- 35 Notice of Violation Sec. _____ Days _____
- 35 General Notice Viol. Sec. _____ Days _____
- Sec. _____ Days _____ Sec. _____ Days _____
- 35 Refuse Violation Notice Sec. _____ Days _____
- 35 T.A.C.I. Notice 1 Sec. _____ Days _____
- 35 T.A.C.I. Notice 2 Sec. _____ Days _____
- 35 Notice of Intent to Prosecute Sec. _____ Days _____
- 35 Stop Work Order Sec. ~~XXXX~~ Days _____
- 35 Posting Notice Sec. 113.2 Days _____
- 35 Junk Car Sec. 1813.5-2 Days _____

#	Code	E/I	FI	Apt	Location	Description of Violation

Violation # 1

Date of Inspection: 8-6-99

CBL: 155-D-22

Site Address: 83 Bay St.

DU: _____ Insp.# 3

Inspection due to complaint: Yes/No

Owners Name and Address:

(Telephone if known)

Will hand deliver

Sherry,
Please
do by 1:30
NW

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

155-D-022

2

PROPERTY ADDRESS

Town Or Plantation: Portland
Street Subdivision Lot #: 83 Bay St.

PROPERTY OWNERS' NAME

Last: Lapormada First: Pat
Applicant Name: John Bellino
Mailing Address of Owner/Applicant (If Different): 980 RIVERSIDE ST. PORT. ME 04103

PORTLAND PERMIT # 6973 STATE COPY
Date Permit Issued: 8/4/99 \$ 1164 If Double Fee Charged
Local Plumbing Inspector Signature: _____ L.P.I. # 0124

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that my justification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant

8/4/99
Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

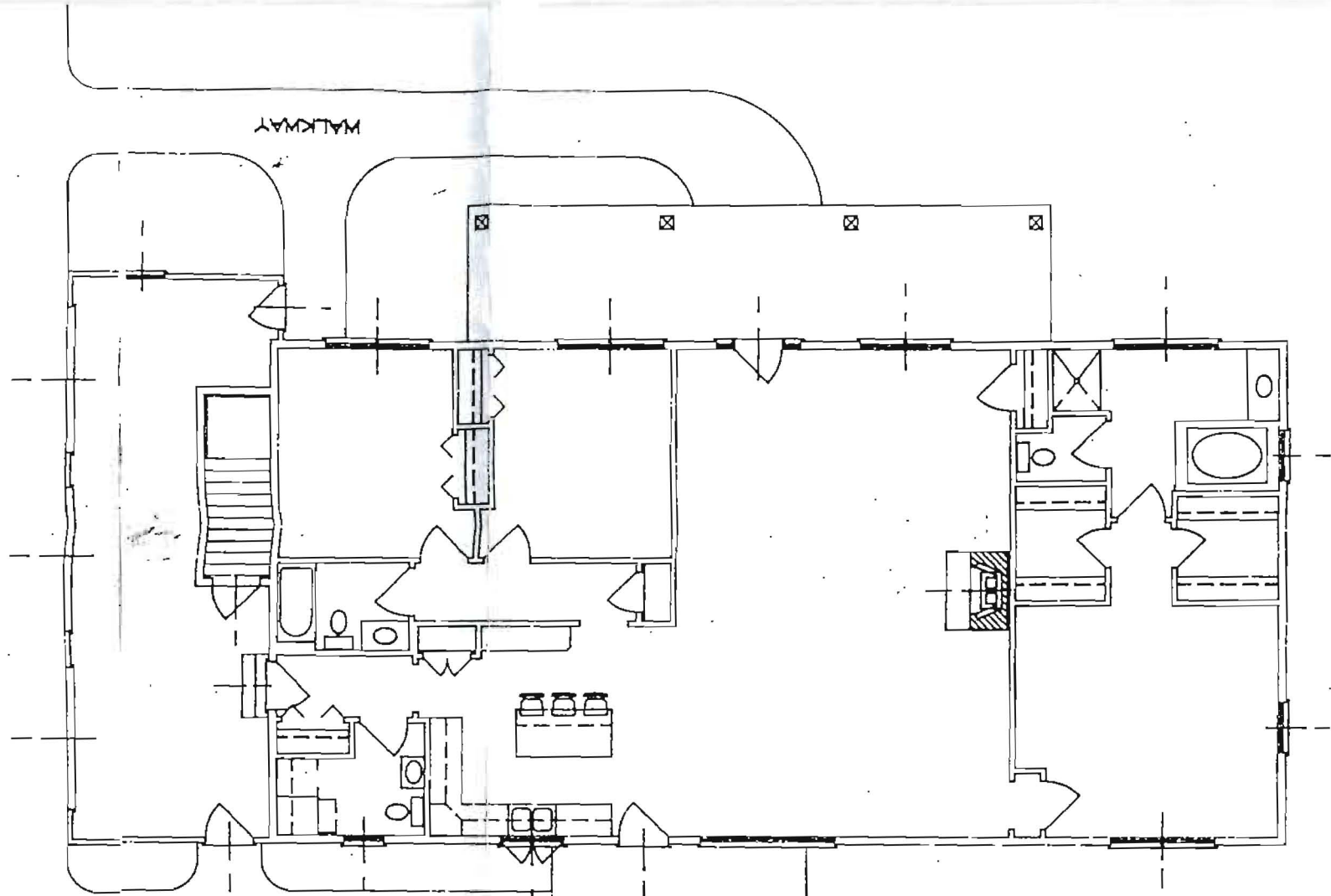
PERMIT INFORMATION

This Application is for 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type Of Structure To Be Served: 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>02415</u>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	2	Hosebibb / Sillcock	2	Bathtub (and Shower)
		Floor Drain	1	Shower (Separate)
		Urinal	1	Sink
		Drinking Fountain	3	Wash Basin
		Indirect Waste	3	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease/Oil Separator	1	Dish Washer
		Dental Cuspidor	1	Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		1
Number of Hook-Ups & Relocations			1	
\$ Hook-Up & Relocation Fee		Fixtures (Subtotal) Column 2	1.4	Fixtures (Subtotal) Column 1
			2	Fixtures (Subtotal) Column 2
			1.6	Total Fixtures
			\$ 4.	Fixture Fee
			\$.	Hook-Up & Relocation Fee
			\$ 64.	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

135'-0"



WALKWAY

16'-0" X 12'-0" DECK

Deck. NOT Built

PATIO

60'

12' X 16' shed
16' x 8' shed

12 X 14
 50' 25' req front
 25' req rear
 side

9/12
9/12

23' 9" 9/8 found

57

26' 9/8 found



CITY OF PORTLAND, MAINE
Department of Building Inspection

January 12 ~~19~~ 2000

Received from Gaye Lapomarda a fee

of one hundred dollars /100 Dollars \$ 100.00

for permit to install
erect
alter Temporary Certificate of Occupancy

at move
demolish 81-87 Bay St. Est. Cost \$ —

check #
1166

- Inspector of buildings
Per Uma

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Auditors Copy