

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that WILLIAM S RUSSELL

Located At 43 GALVIN ST

Job ID: 2011-11-2756-HVAC

CBL: 166-E-012-001

has permission to Install Bias Oil Heating System

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

11/29/2011  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

### Required Inspections:

1. Final Inspection upon completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-11-2756-HVAC

Located At: 43 GALVIN ST

CBL: 166- E-012-001

## **Conditions of Approval:**

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Ventilation of this space is required per ASRAE 62.2 or 62.1, 2007 edition.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. Installation shall comply with 2003 International Mechanical Code and State of Maine Oil and Solid Fuel Board Laws and Rules
5. Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.
6. This solid fuel appliance/stove/insert shall be installed, operated and maintained per the manufacturers specifications, the UL listing, NFPA 211 and IMC 2003.



**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2011-11-2756-HVAC	Date Applied: 11/15/2011	CBL: 166- E-012-001	
Location of Construction: 43 GALVIN ST	Owner Name: WILLIAM S RUSSELL	Owner Address: 43 GALVIN ST PORTLAND, ME 04103	Phone:
Business Name:	Contractor Name: DOWNEAST ENERGY CO	Contractor Address: PO BOX 250 BRUNSWICK MAINE 04011	Phone: 799-5585
Lessee/Buyer's Name:	Phone:	Permit Type: HVAC	Zone: R-5
Past Use:  Single Family Dwelling	Proposed Use:  Same: Single Family Dwelling - to install Biasi heating system	Cost of Work: \$9,000.00  Fire Dept:  <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> N/A  Signature:	CEO District:  Inspection: Use Group: Type: <i>THK</i>  Signature: <i>ML</i>
Proposed Project Description: 43 Galvin St.- Install Biasi in basement		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Gayle

**Zoning Approval**

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

**Special Zone or Reviews**

- ☐ Shoreland  
☐ Wetlands  
☐ Flood Zone  
☐ Subdivision  
☐ Site Plan

\_\_\_ Maj \_\_\_ Min \_\_\_ MM  
Date: *11/29/11*

**Zoning Appeal**

- ☐ Variance  
☐ Miscellaneous  
☐ Conditional Use  
☐ Interpretation  
☐ Approved  
☐ Denied

Date:

**Historic Preservation**

- ☒ Not in Dist or Landmark  
☐ Does not Require Review  
☐ Requires Review  
☐ Approved  
☐ Approved w/Conditions  
☐ Denied

Date:

**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 appication is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT

ADDRESS

DATE

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHONE



2011-2756

FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location / CBL 106-E-12<sup>0</sup>, 13 Use of Building Private Date 11/15/11  
Name and address of owner of appliance Scott Russell 43 Galum ST Portland  
Installer's name and address Down East Energy 172 Main ST South Portland Telephone 799-5585

**Location of appliance:**

- ☒ Basement ☐ Floor  
☐ Attic ☐ Roof

**Type of Fuel:**

- ☐ Gas ☒ Oil ☐ Solid

**Appliance Name:** BUSIU.L. Approved ☒ Yes ☐ NoWill appliance be installed in accordance with the manufacture's installation instructions? ☒ Yes ☐ NoIF NO Explain: \_\_\_\_\_**The Type of License of Installer:**

- ☐ Master Plumber # \_\_\_\_\_  
☐ Solid Fuel # \_\_\_\_\_  
☒ Oil # MS 3000725  
☐ Gas # \_\_\_\_\_  
☐ Other \_\_\_\_\_

**Type of Chimney:**

- ☒ Masonry Lined  
Factory built \_\_\_\_\_

- ☐ Metal

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

- ☐ Direct Vent

Type RECEIVED U.L. # \_\_\_\_\_**Type of Fuel Tank**

- ☒ Oil  
☐ Gas

NOV 15 2011  
Dept. of Building Inspections  
City of Portland MaineSize of Tank 275Number of Tanks 1Distance from Tank to Center of Flame 15 feet.Cost of Work: \$ 8,700.00

Permit Fee: \$ \_\_\_\_\_

**Approved**

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

**Approved with Conditions**

- ☐ See attached letter or requirement

Signature of Installer [Signature]

Inspector's Signature \_\_\_\_\_

Date Approved \_\_\_\_\_

White - Inspection

Yellow - File

Pink - Applicant's

Gold - Assessor's Copy

11-22-11





## Home Construction Contract

November 9, 2011

Scott Russell  
43 Galvin St.  
Portland, ME 04103

Tel: 874-9790

Downeast Energy is pleased to quote the following to replace your existing hot water boiler:

**Installation of:** 1- Biasi model B10/5. This is a 5-section, cast iron, 3-pass wet base boiler. This comes with a new Riello flame retention oil burner and Honeywell controls. This also comes with 1- Amtrol model CH-41, 41-gallon indirect fired hot water heater to be tied in tandem with the above listed boiler for your domestic hot water use. All necessary boiler hook-up parts and zoning materials would be included. We would be replacing your existing oil storage tank using 1- Granby 275-gallon upright oil tank package which includes all new fill and vent to the outside of the building as well as a new gauge and vent alarm. Removal and disposal of your old oil tank is included. The old boiler will be left behind, as per our discussion.

**This price includes:** All other necessary materials, taxes and permits. All workmanship would be guaranteed for 12 months from date of installation.

**Total NET price installed (including all parts & labor):** \$ 8,700.00.

**CHANGE ORDERS:** Any alteration or deviation from the above contractual specifications that results in a revision of the contract price will be executed only upon the parties entering into a written change order.

If Downeast Energy determines that asbestos needs to be removed, it must be done by a licensed asbestos abatement contractor. Downeast Energy will do the installation only after receiving written acknowledgement from the contractor that the asbestos has been properly abated.

**PAYMENT:** Due in full within 30 days from date of completion.

**FINANCING AVAILABLE UPON CREDIT APPROVAL. WOULD YOU LIKE TO APPLY** \_\_\_\_\_ **YES** \_\_\_\_\_ **NO**

**NOTE:** Special financing programs require that you purchase your total fuel requirements on automatic delivery from Downeast Energy for the duration of the financing term. Should you fail to purchase your total fuel requirements on automatic delivery from Downeast Energy, the outstanding balance is immediately due and payable.

**ANY SPECIAL PAYMENT TERMS MUST BE APPROVED PRIOR TO INSTALLATION BY AN AUTHORIZED COMPANY REPRESENTATIVE.**

**QUOTATION VALIDITY:** The above quote is firm for the period of 30 days. Beyond that period, quotes are subject to adjustment should there be a change in the various costs to us. Said changes would, of course, be confirmed by us prior to ordering.

**WARRANTY:** In addition to any additional warranties agreed to by the parties, the contractor warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for this location; constructed in a skillful manner and fit for habitation or appropriate use. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract.

**RESOLUTION OF DISPUTES:** If a dispute arises concerning the provisions of this contract or the performance by the parties, then the parties agree to settle this dispute by jointly paying for one of the following (check only one):

- ☐ Binding arbitration as regulated by the Maine Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrator's decision.
- ☒ Nonbinding arbitration, with the parties free to not accept the arbitrator's decision and to seek satisfaction through other means, including a lawsuit.
- ☐ Mediation, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve their differences.

**CONSUMER PROTECTION INFORMATION:** Maine law requires the Contractor to attach to this Contract a copy of the Attorney General's consumer protection Information on home construction and repair, which includes information on contractors successfully sued by the State, as provided on the Attorney General's publicly accessible website, **unless the parties agree otherwise.** We agree that we will not attach this information to this contract. You may access these pages at: [http://www.maine.gov/ag/consumer/housing/home\\_construction.shtml](http://www.maine.gov/ag/consumer/housing/home_construction.shtml), or by calling the Attorney General's telephone number – (207)626-8800, (TTY: 207-626-8865).

IF PROPOSAL IS ACCEPTED, PLEASE SIGN AND RETURN ONE COPY.

SIGNATURE: \_\_\_\_\_  
(homeowner or lessee)

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_  
(contractor or authorized representative)

DATE: \_\_\_\_\_

COMPANY: Downeast Energy

ADDRESS: 172 Main St., South Portland, ME 04106

NAME: \_\_\_\_\_  
Steve Trudelle

TELEPHONE: 799-5585



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

11-15 20 11

Received from Don East

Location of Work 136 Salvin

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 110

Building (IL) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other 110 AC

CBL: 166-8-12

Check #: CC Total Collected \$ 110

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: JAL

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



# The **BIASI B10** Boiler System



*...the style of warmth*



**QHT**  
INCORPORATED

Quincy Hydronic Technology, Inc. • [www.qhtinc.com](http://www.qhtinc.com)

 **BIASI**



# THE BIASI B10

**IN THE ALPS, WINTERS ARE COLD AND FUEL IS EXPENSIVE.**



**I**f necessity is the mother of invention, it's easy to understand the design evolution of the incredibly efficient BIASI B10 home heating system. Winters in the mountains of Northern Italy can be very cold. What's worse, heating fuel is three times more expensive than in the U.S.

The BIASI B10 Boiler is the heart of an ingenious engineering adaptation to a difficult situation—by a people known for innovative design and superior craftsmanship.

Add a bit of Yankee ingenuity (in the form of Hi-Pressure burners, electronic controls, indirect hot water heaters, and cabinet design technology) and the BIASI B10 has evolved into one of the most efficient home heating and hot water systems on either side of the Atlantic.

***Fortunately, it's also one of the most affordable.***

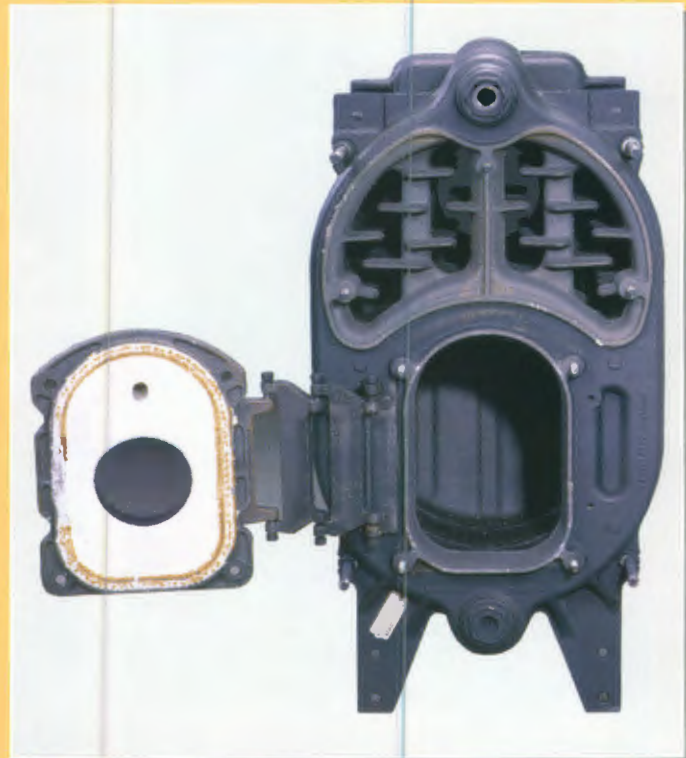
## THE ULTIMATE IN HYDRONIC SPACE HEATING TECHNOLOGY

**T**he BIASI B10 is a rugged, high performance, oil/gas fired, cast iron boiler engineered to deliver efficiencies as high as 87.3%; much higher than that of 'single pass' domestic boilers.

The BIASI B10 has a unique triple-pass heat exchanger that extracts the maximum amount of heat from the combustion gasses, resulting in very little wasted heat.

The B10 Boiler is virtually indestructible, constructed of GG20 cast iron, ASME rated at 58 psi, yet only weighs as little as 250 lbs. It uses very little water compared to conventional single pass boilers. So your zone is heated long before the large mass, single pass boiler gets up to circulation temperature. Its compact design makes it suitable for installation in small spaces.

In short, the BIASI B10 offers home and building owners an affordable, versatile, long lasting heating system that provides super high combustion efficiencies and considerably lower fuel costs.

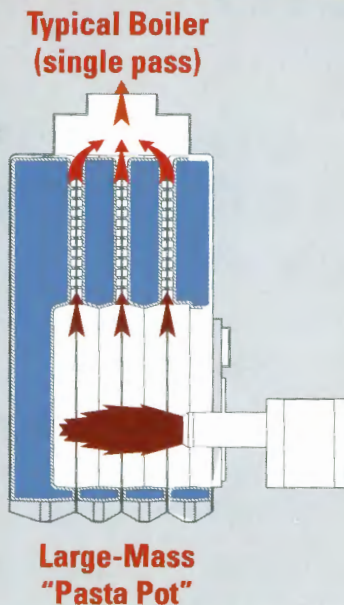


**The Biasi B10 Boiler Block  
with Swing Door**

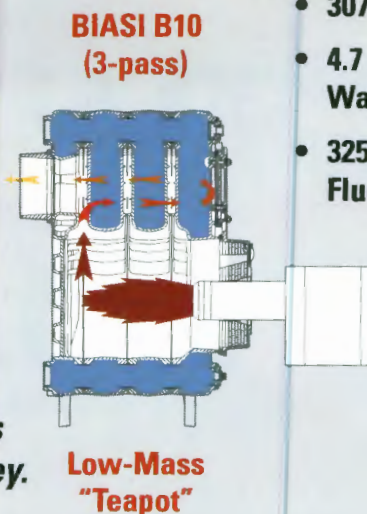


# Single Pass Large Mass vs. Three-Pass Low Mass

- 550 lbs
- 17 Gallons of Water
- 450°-550° F Flue Temperature



*Because B10's heat exchanger path is 7.3 ft. versus 1.5 ft. for a single-pass, "pin-type" boiler, our 3-pass boiler heats more surface area per gallon burned with 50% less heat loss up the chimney.*



- 307 lbs
- 4.7 Gallons of Water
- 325°-350° F Flue Temperature

## Biase B10...The Right Size for the Job.

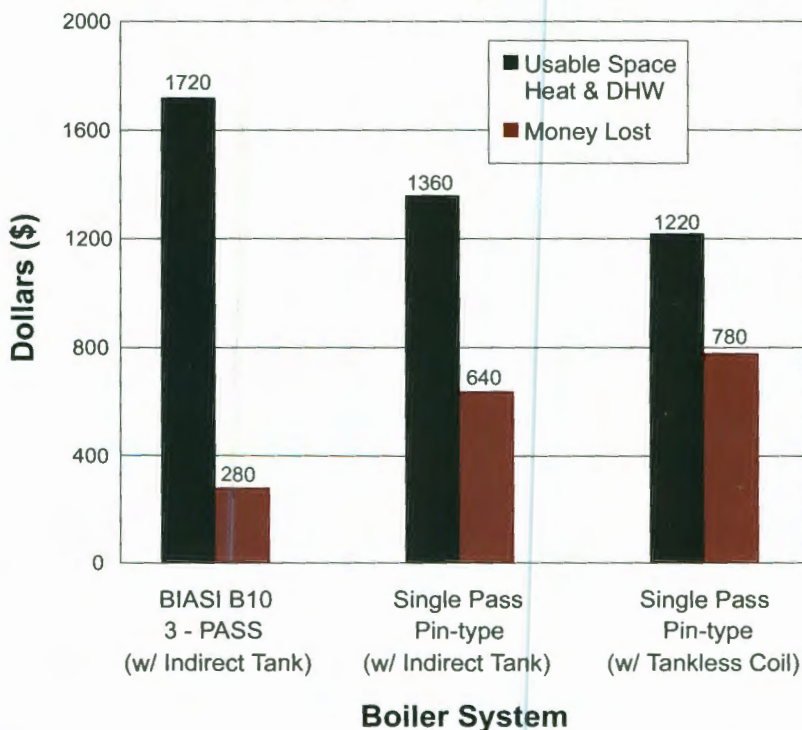
If you were heating water for a cup of tea, would you use a pasta pot or a teapot? Think of the tankless, large-mass, single pass boiler as a pasta pot and the BIASI B10, low-mass, 3-pass boiler as a teapot. Heating systems in today's houses only hold 5-8 gallons of water. Why burn all the fuel necessary to heat 17 gals. of boiler water in a 600 lb., single pass boiler? The low-mass BIASI B10 with it's 3-pass design and 4 gals. of water content will satisfy the call for heat before the single pass boiler has even warmed up. The single pass boiler has heated twice the amount of iron and four times the amount of water. All that excess heat goes "up the chimney" with your fuel dollars.

## Money Saved by Choosing the BIASI B10

For a Typical Home Using Conventional Baseboard Heating Elements and Consuming \$2000 of Fuel Per Year

Available from:

### Money Savings Comparison



Quincy Hydronic Technology, Inc.  
Portsmouth, New Hampshire



# HEATING SYSTEM

## ALL THE HEAT & HOT WATER YOU NEED...

**AT A FRACTION OF THE COST**



**O**ur B10 Boiler, coupled with an indirect storage tank, will supply all the hot water you need; which means no more cold showers.

In the summer, the B10 boiler only needs to fire once or twice a day, because ample amounts of domestic hot water (DHW) are readily available in a 40-gallon indirect storage tank. Compare that to a single pass boiler, which may use a tankless coil holding less than 1/2 gallon of DHW. This requires the single pass boiler to maintain 160° F

temperature continuously (even in the summer) to sustain your hot water supply. With the BIASI B10 boiler and an indirect storage tank, you'll always be in hot water, and at a lower cost than a conventional boiler system or an electric water heater.

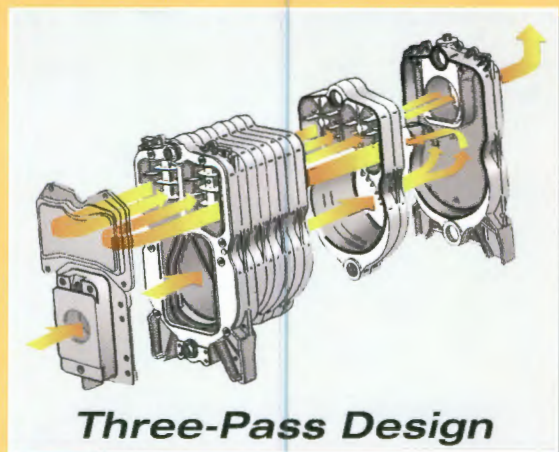
## BIASI B10-SERIES ADVANTAGES

- **Lifetime Warranty**
- **Can reduce heat and hot water costs by half**
- **UL and CUL Listed**
- **BIASI B10 boilerblock is ASME rated for 58 psi**
- **GG20 flexible cast iron construction for superior durability**
- **Quiet Operation**
- **Multi-fuel capability (adapts easily to oil or gas burners)**
- **Direct vent listed oil or gas (no chimney needed)**
- **Uses the smallest possible volume of water (as little as 3 gallons)**
- **Low maintenance; easy to access, easy to clean**
- **Extra heavy insulation for low jacket and standby losses**
- **Compatible with all electronic control systems**

### BIASI B10...The Right Size for the Job

Boiler Model#	Heating Capacity (MBH)	AFUE Efficiency (%)	Water Content (Gals.)	Dimensions L·W·H (Inches)	Weight (Lbs.)
B-3	67	86.7	3.7	15.5 · 19 · 30	247
B-4	97	86.8	4.7	19.5 · 19 · 30	307
B-5	124	87.3	5.7	23.5 · 19 · 30	367
B-6	153	86.8	6.7	28.5 · 19 · 30	427
B-7	185	86.9	7.7	33.5 · 19 · 30	486
B-8	211	86.9	8.7	38.5 · 19 · 30	546
B-9	257	86.6	9.7	42.5 · 19 · 30	606

Maximum water working pressure: 58 PSI. The efficiency ratings are based on a combustion condition of 13% CO<sub>2</sub>. Warranty: The BIASI B10 boiler has a limited lifetime warranty. A copy is provided with each boiler or is available from your dealer. Built in accordance with the requirements of ASME boiler and pressure vessel code.



**Three-Pass Design**