

John Conzetti Proj Mgr  
8/3/98 Spoke w/ L. Oliva - John Conzetti is project mgr - Reviewed  
Conditions of Permit - Should be no problem - hope for final pour this  
week - they will give 24th notice (P)

10-14-98 Footer are in they have had a Surveyor Place the foundations -  
Need to install Down Sloop Silt Fencing and Runoff Protection.

10-15-98 Called and left message in office to have Silt Fencing installed  
and to add a Footer <sup>to Frost wall section</sup> to Foundation plan Shown on Page 8A Diagram 1

10-20-98 Stopped at site Footer Drains are in and Stone in place 3 unit only  
Silt Fence is still Not in Place (TR)

10/29/98 - foundation designs ok - Wells tared ok to backfill  
Notified Bldg B phone - left msg on machine (P)

11-13-98 - unit 4 + 5 ok on Backfill Stone + Fabric, Drain tile in place (TR)

1-12-99 - Stopped by 3 unit is 1/2 Framed we talk about 2 hour Fire Separation  
Between units, and to make sure that carrying Beams all have Proper columns under  
them (TR)

4/14/99 Called for Close in - General framing ok but problem w/ Fire Walls in all  
units - Ref. to P.S.H. & L.B. Mac. (otherwise, framing ok in 3 Unit only)  
see T.R. Snap note of 4/2/99 above (P)

go to Pg 2



**Empire Development L.L.C.**  
Residential/Commercial Construction, Development & Acquisitions  
**Lawrence J. Oliva**  
Sales Manager  
P.O. Box W, Old Orchard Beach, Maine 04064  
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(207) 934-2718 (207) 934-7622  
(207) 883-4270 Fax (207) 934-1566

Inspection Record	
Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

Project Name: 900 Washington Ave  
 Project Address: \_\_\_\_\_

BLG - INSP. REPORT

Inspection Date	Type of Inspection	Remarks - prints - page #
6/9/99	Went to Site Met w/ John Fanzetti.	<del>the</del> Steaming insp on units 4 and 5 GAVE OK to Steeback
6/9/99		Also inspected units 1 AND 3 for a final steaming status do not meet code. Risers are too high.
6/10/99		Met on site along w/ Mike Noyes and Kevin Caspell. Steve manufacturer was been contacted, they will correct the problem.
6/11/99		A temporary CO2 has been issued until steams are used by Jim Wendell's conditions are met <u>JP</u>
6/11/99		Met on site w/ William Fenao Empire is to try de-humidifiers to bring the status into compliance to re-check in 30 days
7/18/99		Went for final on #5 and 2 2 OK, 5 NOT READY
7/12/99		Rechecked #5 all OK, #4 NOT READY <u>JP</u>
7/15/99		Inspected #4 All set <u>JP</u>
7/15/99		Called several times we will visit a couple more weeks for Shanko I stated that I did not feel that the dehumidifiers will not do this job. He agreed and will replace when notified <u>JP</u>

Project Name: 900 Washington Av  
 Project Address: 900 WASHINGTON AV.

Bldg INSP Report

Inspection Date	Type of Inspection	Remarks - prints - page#
15 APRIL 99	LT. McDougall & myself went to 900 Washington Ave. To review construction as per CEO Carroll. This inspection was done in reference to the Fire Separation assembly (Fire Partition). This AFTER our inspection and due to the framing of roof (trusses girders) it would be impossible to get a good assembly. We expected that the separation would be done at the ceiling and walls between the two bedroom and the rest of the fire partition done to the roof line - Section 711.4 of the Code.	
9/21/99	Contractor called for Insp. Re: Above by P.S.H. - Close Ins appear to meet conditions set out on 15 APRIL 99 by P.S.H & LT. MACK <u>NOTE: Separate Permits Are Required For Installation of GAS Fireplaces in Each Unit - Contractor Notified</u>	
5/28/99	unit 3 Rear Unit - trim around fire door - garage - stairs - 3 R - all different 6 3/4" / 7" / 7 3/8" also need guards - self closers on fire door.	
	Rear stairs - in setback - risers incorrect -	
	No power - unable to inspect basements/smokes	
unit #1	No power - unable to inspect basements/smokes seal fire penetrations in garage - trim around door - self closer - stairs in garage - incorrect - need guards. nosing @ landing on stairs.	

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

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

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

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

Location/Address of Construction (include Portion of Building) <b>896-906 WASHINGTON AVE.</b>		
Total Square Footage of Proposed Structure <b>7,000</b>	Square Footage of Lot <b>34,258</b>	
Tax Assessor's Chart, Block & Lot Number Chart# <b>170</b> Block# <b>B</b> Lot# <b>7</b>	Owner: <b>KIM PARTNERS</b>	Telephone#: <b>207-934-7622</b>
Owner's Address: <b>KIM PARTNERS PO BOX W OLD ORCHARD BEACH 04864</b>	Lessee/Buyer's Name (If Applicable) <b>N/A</b>	Cost Of Work: <b>\$323,305</b> Fee <b>\$1635</b>
Proposed Project Description: (Please be as specific as possible) <b>SUITE RESIDENTIAL CONDOMINIUM PROJECT LOCATED ON THE WEST SIDE OF WASHINGTON AVE. WOOD FRAME 2 STORY STRUCTURE (2 BUILDING 1 BUILDING CONTAINING 3 UNITS AND THE SECOND BUILDING 2 UNITS)</b>		
Contractor's Name, Address & Telephone <b>EMPIRE DEVELOPMENT PO. BOX W OLD ORCHARD BEACH ME 207-934-7622</b>		Rec'd By <b>SO</b>
Current Use: <b>Vacant</b>	Proposed Use: <b>Residential</b>	

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/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**


Unless exempted by State Law, construction documents must be designed by a registered design professional.

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

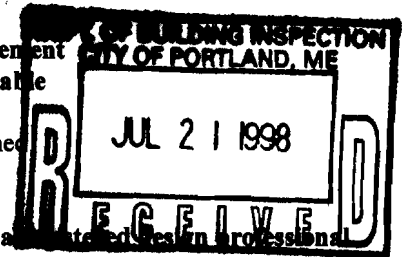
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: 	Date: <b>7/20/98</b>
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum



BUILDING PERMIT REPORT

DATE: 31 July 98 ADDRESS: 900 Washington Ave. (170-B-00)  
REASON FOR PERMIT: To Construct Two Bldgs. - Bldg. A - 3 d/u Bldg. B - 2 d/u  
BUILDING OWNER: K-M Partners  
CONTRACTOR: Empire Development  
PERMIT APPLICANT:  
USE GROUP R-2 — 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, \*2.5, \*3, \*6, \*7, \*8, \*10, \*11, \*12, \*16, \*24, \*25, \*26, \*27, \*28, \*29, \*30, \*31, \*32, \*33, \*14 C.A.

- \*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)
- \*2.5 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
- 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 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)
- \*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). NFPA 91 -
- \*7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- \*8. 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 34" 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".
- 9. Headroom in habitable space is a minimum of 7'6".
- \*10. 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.
- \*11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8")
- \*12. 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

Stop

shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.

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.

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.) - *PIPE CHASE* -

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

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 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)

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.

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

The Sprinkler System shall maintained to NFPA #13 Standard.

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)

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".

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.

Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

All requirements must be met before a final Certificate of Occupancy is issued.

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).

Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

Please read and implement the attached Land Use-Zoning report requirements.

*Anchor bolts / Foundation anchorage shall be done in accordance with Section 2305.17 of The building Code*

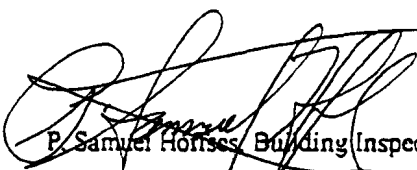
*Access to Crawl Spaces and Attic shall be as per section 1211.0.*

*Notching boring and cutting shall be done in accordance with sections 2305.5.1, 2305.3, 2305.4.4*

*All glass and glazing shall be done in accordance with chapter 24 of The building Code -*

*Winders (stairs) shall meet The requirements of Section 1014.6.3 of The bldg Code.*

*Dwelling unit Fire Partitions shall be done in accordance with section 711.0 of The City's building Code -*



P. Samuel Horsess, Building Inspector

cc: Lt. McDougall, PFD  
Marge Schmuckal Zoning Adm.

Applicant:

Date: 7/29/98

Address: 896-906 Washington Ave

C-B-L: 170-B-5:17

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5 Zone

Interior or corner lot -

Proposed Use/Work - Construct 5 condos total - <sup>2</sup> Bldgs

Sewage Disposal - City

Lot Street Frontage - 50' req - 67.50' shown

Front Yard - 20' req - 20' + shown

Rear Yard - 20' req - 20' + shown

Side Yard - 12' req - 13' ; 14' shown

Projections -

Width of Lot -

Height - 2 stories shown

Lot Area -

45,336<sup>#</sup> shown -

Lot Coverage/ Impervious Surface -

Area per Family - 6,000<sup>#</sup>/unit - 30,000<sup>#</sup> req

Off-street Parking - 2 for each unit or 10 SPACES - 11 shown (5 garage spaces)

Loading Bays - N/A

Site Plan - Major - already received approval on 10/29/96 - received OK to extend to 10/29/98

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A - outside area - Zone C.

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

Valuation: \$323,305.00 Plan Review # \_\_\_\_\_  
 Fee: \$1,635.00 Date: 31 July 98

Building Location: Washington Ave. CBL: 170-B-007

Building Description: 2 Buildings A-B Bldg. A-3 units Bldg B-2 units.

Reviewed by: S. Hoffner

Use or Occupancy: R-2 - 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 must be completed before a certificate of occupancy can or will be issued.	111.3 111.4
2.	Foundation drains	1813.5.2
3.	Water proofing & damp proofing	1813.0
4.	Foundation anchorage	2305.17
5.	Private garage	407.0
6.	Sound Transmission	1214.0
7.	Guards & handrails	1021.0 1022.0
8.	Sleeping room egress & rescue	1010.4
9.	PIPE Chase verticle open.	710.0
10.	Smoke detectors	920.3.2
11.	Fastening Schedule Table 2305.2	Table 2305.2
12.	Ventilation of spaces	CHAPTER 12 sections 1209-1209
13.	Anchor bolts	2305.17



Correction List		
NO:	Description	Code Section
14.	ACCESS 'CrawL spaces & attic	1211.0
15.	Notching, boring & cutting	2305.5.1
	" " "	2305.3
	" " "	2305.4.4
16.	Glass & GLAZING	Chapter 24
17.	winders	1019.6.3
18.	Dwelling UNIT PARTITIONS (separation)	711.0

## Foundations (Chapter 18)

### Wood Foundation (1808)

NA Design  
NA Installation

### Footings (1807.0)

OK Depth below (outside) grade 4' minimum;  
but below frost line except for insulated footings.

NA Insulated footing provided

OK Soil bearing value (table 1804.3)

OK Footing width

OK Concrete footing (1810.0) 3.1, 3.2

1813.5.2 Foundation drains

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Foundation Walls

OK Design (1812.1)

10" Minimum thickness Tables 1812.3.2 (1) & 1812.3.2 (2)

SB Water proofing and damp proofing Section 1813

OK Sill plate (2305.17)

SA Anchorage bolting in concrete (2305.17)

OK Columns (1912)

NA Crawl space (1210.2) Ventilation

NA Crawl opening size (1210.2.1)

SA ACCESS TO CRAWL SPACES AND ATTIC (SECTION 1211.0)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Floors (Chapter 16-23)

OK Joists - Non sleeping area LL40PSF (Table - 1606)

OK Joists - Sleeping area LL30PSF (Table - 1606)

NA Grade

12" Spacing

OK Span

OK Girder 4" bearing 2305

### Floors (contd.)

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

### Wall Construction (Chapter 2300)

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

**Roof-Ceiling Construction (Chapter 23)**

~ See Special Notes on plans - S4

See Special Notes

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

**Roof Coverings (Chapter 15)**

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

**Chimneys and Fireplaces  
BOCA Mechanical/1993**

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

**Mechanical  
1993 BOCA Mechanical Code**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
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- \_\_\_\_\_