

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

Location of Construction: 23 Belkfield St (21-23)		Owner: German, Nancy		Phone: 856-2276		Permit No: 990287	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Chase Custom Homes		Address: 1 Percy Hawkes Rd Windham, ME 04062		Phone: 892-2700		Permit Issued: APR 5 1999	
Past Use: Vacant Land		Proposed Use: Single Family Dwelling		COST OF WORK: \$ 100,000.00		PERMIT FEE: \$ 520.00	
Proposed Project Description: Construct Single Family Dwelling		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A3 Type 5 BOCA 98		Zone: CBL: 177-B-015	
		Signature:		Signature: <i>[Signature]</i>		Zoning Approval:	
Permit Taken By: NG		Date Applied For: 04 March 1999		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Special Zone or Reviews:	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By:		Date Applied For:		Signature:		Date:	

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

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: 05 March 1999 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

**PERMIT ISSUED**  
APR 5 1999  
**CITY OF PORTLAND**

Zone: CBL: 177-B-015  
Zoning Approval:  
Special Zone or Reviews:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**Zoning Appeal**  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

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

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

CEO DISTRICT 3

COMMENTS

TR. MW.

6-1-99 Foundation is all Poured chase will Fax us the site Plan as Layed out By Surveyer Foundation Placement, water proofing and Drain

6-3-99 Talked to Brent Cyr he will Fax me the Survey and will obtain a deck Permit if they decide to Build it later (TR)

6-28-99 STAIRS have 2 inch drop through stair opening - 2x4 Handrail front porch possible 1/4 inch short on treads interior stairs

Window open OK, Deck plans near

8/6/98 - Penetration from garage to house must be fire rated materially blocked  
Drainage issue - if existing drainage hook up available it must be hooked into it and not free flowing - contractor states no hook-up available - Jim Wendell says there is one issue must be resolved before COA is issued / Marland Wong & Tom Waulley

8/9/99 Ready for Cert of Occupancy  
Inspected final Insp. Tom M + MW

Inspection Record

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



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 23 Belfield Street 177-B-015

Issued to Chase Custom Homes

Date of Issue August 9, 1999

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. 990287, 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

APPROVED OCCUPANCY

Entire

Use Group R-3 Type 5-B

1 Family

BOCA 96

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

8/9/99 *Marland Wing*  
-----  
(Date) Inspector

*[Signature]*  
-----  
Inspector of Buildings

*M.C. Electrical*

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.

**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.

**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: <del>2423</del> Belfield ST.		
Total Square Footage of Proposed Structure 900.	Square Footage of Lot <del>4858</del> S.F. 6090.	
Tax Assessor's Chart, Block & Lot Number Chart# 177 Block# B Lot# 015.	Owner: Nancy Germoni	Telephone#: 854-2276.
Lessee/Buyer's Name (If Applicable) Nancy Germoni	Owner's/Purchaser/Lessee Address: <del>same</del>	Cost Of Work: \$100,000 Fee: \$520
Proposed Project Description:(Please be as specific as possible) Single family home.		
Contractor's Name, Address & Telephone 892-2700 CHASE Custom Homes 04062 Percy Hawk Rd Windham Me		Rec'd By: MJ

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

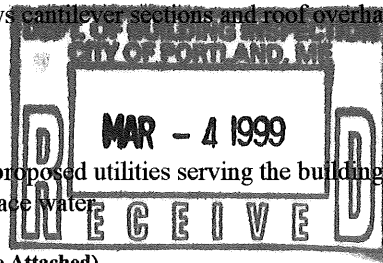
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by 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)

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

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



300 -  
520 -  
-----  
820 -

**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:	Date: 3/4/99.
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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.

Applicant: Chase Custom Homes

Date: 3/9/99

Address: Bellfield St.

C-B-L: 177-B-15

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - construct single family dwelling with attached garage

Sewage Disposal - City

Lot Street Frontage - 50' req. - 60.14' shown

Front Yard - 20' req. - 25' shown

Rear Yard - 20' req. - 50' shown

Side Yard - 12' req. - 12.5' & 13' shown

Projections - <sup>Needs Amer</sup> does not show the deck's construction & stairs on plot plan or on Bldg plan's other than on ~~the~~ page 3

Width of Lot - 60' req. <sup>60' shown</sup> chimney projection is allowed to project not more than 2' into the req. setback → is showing 1' setback

Height - 2 story

Lot Area - 6,000<sup>sq</sup> req. 6,090<sup>sq</sup> - revised Dan Hall's Assessors of

Lot Coverage/ Impervious Surface - 40% lot coverage - 2436<sup>sq</sup> MAX

Area per Family - 3,000<sup>sq</sup>

Off-street Parking - 2 req. - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone C

25' x 36' = 900<sup>sq</sup>

# BUILDING PERMIT REPORT

DATE: 10 March 1999 ADDRESS: 21-23 Belfield ST. CBL 177-B-015  
REASON FOR PERMIT: To Construct a Single family dwelling  
BUILDING OWNER: Nancy Germani  
CONTRACTOR: Chase Custom Homes  
PERMIT APPLICANT: ↑  
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 \*2.5 \*2.6 \*3 \*4 \*5 \*6 \*8 \*9 \*10 \*11 \*12 \*16 \*24  
\*25 \*26 \*27 \*28 \*29 \*30

- \*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
- \*2.6 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)
- \*3. Precaution must be taken to protect concrete from freezing. Section 1908.0
- \*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). Chapter 12 & NFPA 211
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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- \*9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- \*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. (Section 1014.0) See attached.
- \*11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- \*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

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 )

13. 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

14. 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

15. 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

\*16. 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 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

17. 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

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

19. The Sprinkler System shall maintained to NFPA #13 Standard.

20. 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)

21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

\*23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

\*24. 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.

\*25. All requirements must be met before a final Certificate of Occupancy is issued.

\*26. 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).

\*27. 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 )

\*28. Please read and implement the attached Land Use-Zoning report requirements.

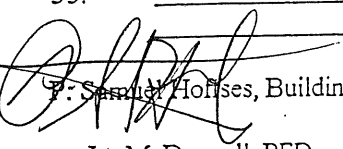
\*29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.

\*30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

31.

32.

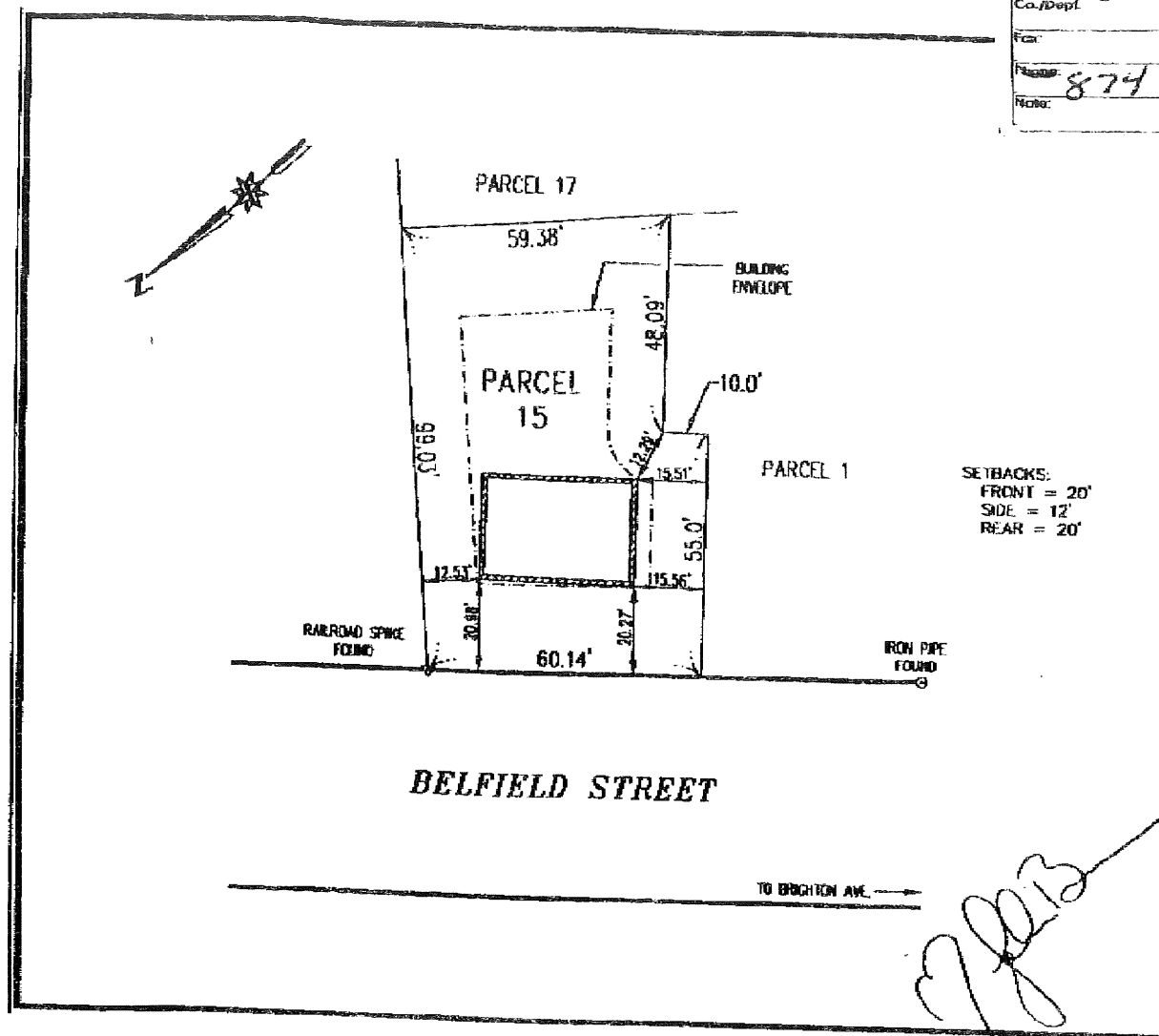
33.

  
P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

Date:	# Of Pages	<b>QUICK FAX OfficeMax</b>	
To: <i>T.M.</i>	From: <i>Brent Cyr</i>	Co./Dept:	<i>Chase Custom Homes</i>
Co./Dept:	Co./Dept:	Fax:	<i>Homes</i>
Fax:	Phone:	Phone:	
<i>874-5716</i>		E-Mail:	



SETBACKS:  
FRONT = 20'  
SIDE = 12'  
REAR = 20'

THIS IS NOT A BOUNDARY SURVEY.  
BOUNDARY LINES ARE APPROXIMATE.  
STATE LOCATION IS BASED ON EXISTING DOCUMENTATION.

SKETCH PLAN OF LAND  
IN  
**PORTLAND  
MAINE**

SCALE: 1"=30'      JUNE 1, 1999

PREPARED FOR: CHASE CUSTOM HOMES  
ONE PERCY HAWKES ROAD  
WINNHAM, MAINE 04062

JOB NUMBER: 17914      ACAD FILE: 17914.DWG

**DES LAURIERS  
& ASSOCIATES, INC.**

153 US ROUTE 1  
SEASBROOK, ME 04074  
(800) 882-2227 PHONE  
(207) 883-1100 PHONE  
(207) 883-1001 FAX  
PROFESSIONAL LAND SURVEYORS / GIS CONSULTANTS

*7/2/99*



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

Valuation: \$100,000.00 Plan Review # 259  
 Fee: \$520.00 Date: 10 MARCH 1999

Building Location: 21-23 CBL: 177-B-015

Building Description: Single Family dwelling

Reviewed by: S. Hoffses

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 must be completed before a Certificate of occupancy can or will be issued.	111.0
2.	Water proofing & damp proofing	1813
3.	Anchor bolts	2205.17
4.	Boring, Cutting and Notching sections	2305.3, 2304.4, 2305.5.1
5.	Fastering Saddle	Table 2303.2
6.	Chimney & vent	Chapter 12 BOCA Mech/93
7.	Guardrails & handrails	1021.0 1022.0
8.	Headroom	1204.0
9.	STAIR CONSTRUCTION	1014.0
10.	Sleeping room egress window	1018.0
11.	Smoke detector	920.3.2
12.	Glass & glazing	Chapter 24

## 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)
- X Anchorage bolting in concrete (2305.17)
- X Columns (1912)
- X Crawl space (1210.2) Ventilation
- X 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
- L Girder 4" bearing 2305

### Floors (contd.)

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

### Wall Construction (Chapter 2300)

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

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

- ~~NA~~ Roof rafters - Design (2305.15) spans
- ~~MA~~ 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)
- ~~NO~~ Roof structures (1510.0)
- ~~X~~ Type of covering (1507)

**Chimneys and Fireplaces  
BOCA Mechanical/1993**

- ~~NA~~ Masonry (1206.0)
- ~~SR~~ Factory - built (1205.0)
- ~~NO~~ Masonry fireplaces (1404)
- ~~SR~~ Factory - built fireplace (1403)

**Mechanical  
1993 BOCA Mechanical Code**

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

State Plumbing Code

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

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>46 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

Glazing (Chapter 24)

- SR Labeling (2402.1)
- X Louvered window or jalousies (2402.5)
- X Human impact loads (2405.0)
- X Specific hazardous locations (2405.2)
- X Sloped glazing and skylights (2404)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Private Garages (Chapter 4)

- SR General (407)
- NO Beneath rooms (407.3)
- X Attached to rooms (407.4)
- X Door sills (407.5)
- X Means of egress (407.8)
- X Floor surface (407.9)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

- ~~—~~ SR Location and interconnection
- ~~—~~ SR Power source

Dwelling Unit Separation  
Table 602

PURCHASE AND SALE AGREEMENT

January 5, 1999

January 5, 1999 Effective Date
The use of days in this agreement refers to calendar days from the effective date

RECEIVED OF: Nancy Germani (hereinafter called "Buyer") the sum of (\$ -0- None) None dollars as earnest money and in part payment of the purchase price of the following described real estate, situated in municipality of Portland County of Cumberland State of Maine located at 21-23 Belfield Street. Being (all part of ) the property at the above address owned by Nancy Germani (hereinafter called "Seller") and described at said County's Registry of Deeds Book 10224. Page 229 for a home TO BE BUILT by CHASE CUSTOM HOMES of Windham, Maine. ("Builder")

FIXTURES: The parties agree that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods and electrical fixtures are included with the sale except for the following: No exclusions - see construction agreement attached

PERSONAL PROPERTY: The following items of personal property are included with the sale at no additional cost: See construction agreement attached

The TOTAL purchase price being (\$ 100,000 ) One Hundred Thousand dollars to be paid as follows: Full amount due in certified funds at closing

The purchase price balance shall be paid in cash, certified funds or bank check at closing.

This Purchase and Sale Agreement is subject to the following conditions:

1. EARNEST MONEY/ACCEPTANCE: N/A shall hold said earnest money in the amount of \$ -0- and act as escrow agent until closing; this offer shall be valid until 1/5/99 (date) 8:00 AM/PM, and, in the event of Seller's non-acceptance, this earnest money shall be returned promptly to Buyer.

2. TITLE & CLOSING: That a deed, conveying good and merchantable title in accordance with standards adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on March 30, 1999 (closing date) or before if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days, from the time seller is notified of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, Buyer may, at Buyer's option, withdraw said earnest money and be relieved from all obligations. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. Agreement attached

3. DEED: That the property shall be conveyed by a N/A - Construction/ deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not adversely affect the continued current use of the property.

4. POSSESSION/OCCUPANCY: Possession/occupancy of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

5. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Said premises shall then be broom clean and in substantially the same condition as at present, excepting reasonable use and wear. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this contract.

6. PRORATIONS: The following items, where applicable shall be prorated as of the date of closing: fuel (cash price as of date of closing), rent, real estate taxes (based on municipality's fiscal year), association fees, (other). Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. Buyer and Seller will each pay their transfer tax as required by State of Maine.

7. INSPECTIONS: Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

Agent makes no warranties regarding the condition, permitted use or value of Sellers' real or personal property. This contract is subject to the following inspections, with results being satisfactory to Buyer:

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER	TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER
a. General Building	___	<input checked="" type="checkbox"/>	Within _____ days	f. Asbestos Air Quality	___	<input checked="" type="checkbox"/>	Within _____ days
b. Sewage Disposal	___	<input checked="" type="checkbox"/>	Within _____ days	g. Lead Paint	___	<input checked="" type="checkbox"/>	Within _____ days
c. Water Quality	___	<input checked="" type="checkbox"/>	Within _____ days	h. Pests	___	<input checked="" type="checkbox"/>	Within _____ days
d. Water Quantity	___	<input checked="" type="checkbox"/>	Within _____ days	i. Radon Air Quality	___	<input checked="" type="checkbox"/>	Within _____ days
e. Radon Water Quality	___	<input checked="" type="checkbox"/>	Within _____ days	j. <u>Punch List</u>	<input checked="" type="checkbox"/>	___	Within * _____ days

\*Buyer shall execute a "punch list" prior to closing

All inspections will be done by inspectors chosen and paid for by Buyer. If the result of any inspection or other condition specified herein is unsatisfactory to Buyer, Buyer may declare the contract null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If Buyer does not notify Seller that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

8. FINANCING: This contract is subject to Buyer obtaining an approved conv'l mortgage of 80 % of the purchase price, at an interest rate not to exceed 7.5 % and amortized over a period of no less than 15 years.

- a. This contract is subject to a written statement from the lender, within seven ( 7 ) days of the Effective Date, that Buyer has made application.
- b. This contract is subject to final loan approval within 35 days of the Effective Date.
- c. If either of these conditions is not met within said time periods, Seller may declare this contract null and void, and the earnest money shall be returned to Buyer.
- d. Buyer is under a good-faith obligation to seek and accept financing on the above-described terms. Buyer acknowledges that a breach of this good-faith obligation will be a breach of this contract.
- e. Buyer agrees to pay no more than prvl points. Seller agrees to pay \$ No toward points and/or Buyer's closing costs.

9. AGENCY DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following agency relationships:

The Robin Provencher of Chase Custom Homes represents Builder.  
 Listing Agent Agency

The Jean Russo of HarborCity Realty represents Buyer.  
 Selling Agent Agency

When the transaction involves Disclosed Dual Agency, the parties acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the parties acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

10. MEDIATION: Any dispute or claim arising out of or relating to this contract or the property addressed in this contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the closing of the transaction.

11. DEFAULT: In the event of default by the Buyer, Builder Seller may employ all legal and equitable remedies, including without limitation, termination of this contract and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Builder Buyer may employ all legal and equitable remedies, including without limitation, termination of this contract and return to Buyer of the earnest money. ~~The escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller.~~

12. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This agreement completely expresses the obligations of the parties.

13. HEIRS/ASSIGNS: This agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the respective parties.

14. COUNTERPARTS: This agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.



- 1) Construction Agreement
- 2) Blueprint plan
- 3) Spec Sheet

15. ADDENDA: 3 Yes (If Yes, include number of addenda on line); \_\_\_\_\_ No

16. EFFECTIVE DATE: This contract is a binding contract when signed by both Buyer and ~~Seller~~ <sup>Builder</sup> and when that fact has been communicated to all parties or to their Agents.

17. AGENCY CONFIDENTIALITY: Buyer and ~~Seller~~ <sup>Builder</sup> understand that the terms of this contract are confidential but authorize the agent(s) to disclose information to the parties' attorneys, lenders, appraisers, inspectors and others necessary for the purpose of closing this transaction. Parties authorize agents to receive copy of entire closing statements.

18. OTHER CONDITIONS:  
*Builder to site home to allow for a future front porch.*

A copy of this contract is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.

Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Bureau of Taxation.

Nancy T. Seimani  
 BUYER

005-46-8196  
 SS# OR TAXPAYER ID#

BUYER

SS# OR TAXPAYER ID#

Buyer's Mailing address is \_\_\_\_\_

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement. If the earnest money is forfeited by Buyer, it shall be distributed as follows: N/A

Signed this 5th day of January, 1999.

Robert Pison for Chan  
~~SELLER~~ <sup>Builder</sup> *Custom Home + Interior, Inc.*

010-50-7636  
 SS# OR TAXPAYER ID#

SELLER

SS# OR TAXPAYER ID#

Seller's Mailing address is \_\_\_\_\_

Offer reviewed and refused on \_\_\_\_\_, 19\_\_\_\_.

SELLER

SELLER

**EXTENSION**

The time for the performance of this contract is extended until \_\_\_\_\_ DATE

BUYER \_\_\_\_\_ DATE

SELLER \_\_\_\_\_ DATE

BUYER \_\_\_\_\_ DATE

SELLER \_\_\_\_\_ DATE



To: Robin Provencher

No 48276 & 10224 P. 229

48276

MAINE REAL ESTATE TAX PAID

WARRANTY DEED  
Joint Tenancy  
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That GREGORY A. MARTELL and JOSEPH L. MARTELL, whose mailing address is 46 DEVONSHIRE STREET, PORTLAND, MAINE, for consideration paid, grant to NANCY GERMANI and PHILIP M. GERMANI, whose mailing address is 318 BAILEY AVENUE, PORTLAND, MAINE 04103, with warranty covenants as joint tenants, the land in PORTLAND, County of CUMBERLAND, State of MAINE, described as follows:

A certain parcel of land situated on the easterly side of Belfield Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point marked by a railroad spike set on the easterly side line of Belfield Street at the southwesterly corner of the land now or formerly of Cyril Dalton, et. al.;

Thence in an easterly direction and by the land of said Dalton, 99.03 feet to a drill hole set in a ledge outcrop and land now or formerly of Angela Hutchins as described in a deed recorded in the Cumberland County Registry of Deeds in Book 6480, Page 189;

Thence making an included angle of 90 degrees with the last described course and in a southerly direction, 59.38 feet to an iron set for a corner;

Thence making an included angle of 89 degrees, 39 minutes, and 57 seconds with the last described course, and in a westerly direction along land now or formerly of Jen Company as described in deed dated January 13, 1988 and recorded in said Registry of Deeds in Book 8145, Page 230, 48.09 feet to an iron set for a corner;

Thence making an included angle of 90 degrees with the last described course and in a southerly direction, 10.0 feet to an iron set for a corner;

Thence making an included angle of 90 degrees with the last described course and in a westerly direction 55.0 feet to an iron set on the easterly sideline of Belfield Street;

Thence in a northerly direction by the easterly sideline of Belfield Street, 60.14 feet to the railroad spike set at the point of beginning;

Meaning and intending to describe a 6,090 square foot parcel of land being a portion of the premises conveyed to Gregory A. Martell et. al. by the deed from Profenno Associates, dated September 9, 1986 and recorded in Book 7606, Page 43 in the Cumberland County Registry of Deeds.

WITNESS our hand(s) and seal(s) this 14th day of the month of August, 1992.

Signed, Sealed and Delivered  
in the presence of

Gregory A. Martell

Gregory Martell  
GREGORY A. MARTELL

to both

Joseph L. Martell 8/14/92.  
JOSEPH L. MARTELL

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

**19990025**

I. D. Number

**Chase Custom Homes of Windham**

Applicant

**1 Percy Hawks Road, Windham, ME 04062**

Applicant's Mailing Address

**Chase Custom Homes of Windham**

Consultant/Agent

**892-2700**

Applicant or Agent Daytime Telephone, Fax

**3/5/99**

Application Date

**Belfield St**

Project Name/Description

**23 Belfield St**

Address of Proposed Site

**177-B-015**

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) **with garage, need deck amend**  
**900 sq ft** **6,090** **R-5**

Proposed Building square Feet or # of Units **6,090** Acreage of Site **R-5** Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan **\$300.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: **3/5/99**

**DRC Approval Status:**

Reviewer **Jim Wendel**

- Approved  **Approved w/Conditions**  Denied  
 see attached

Approval Date **4/2/99** Approval Expiration **4/2/00** Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance **Jim Wendel** **4/2/99**  
 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  |                 |

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

19990025  
I. D. Number

Chase Custom Homes of Windham  
Applicant  
1 Percy Hawks Road, Windham, ME 04062  
Applicant's Mailing Address  
Chase Custom Homes of Windham  
Consultant/Agent  
892-2700  
Applicant or Agent Daytime Telephone, Fax

3/5/99  
Application Date  
Belfield St  
Project Name/Description

Belfield St  
Address of Proposed Site  
177-B-015  
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) with garage, need deck amend  
900 sq ft 6,090 R-5  
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other

Fees Paid: Site Plan \$300.00 Subdivision Engineer Review Date: 3/5/99

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved
- Approved w/Conditions see attached
- Denied
- Approval Date 3/9/99 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

- Performance Guarantee Accepted date amount expiration date
- Inspection Fee Paid date amount
- Building Permit Issued date
- Performance Guarantee Reduced date remaining balance signature
- Temporary Certificate of Occupancy date  Conditions (See Attached)
- Final Inspection date signature
- Certificate Of Occupancy date
- Performance Guarantee Released date signature
- Defect Guarantee Submitted submitted date amount expiration date
- Defect Guarantee Released

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

19990025

I. D. Number

Chase Custom Homes of Windham

Applicant

1 Percy Hawks Road, Windham, ME 04062

Applicant's Mailing Address

Chase Custom Homes of Windham

Consultant/Agent

892-2700

Applicant or Agent Daytime Telephone, Fax

3/5/99

Application Date

Belfield St

Project Name/Description

23 Belfield St

Address of Proposed Site

177-B-015

Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

Approved subject to Site Plan Review Addendum 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 23 Belfield Street

, 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 you 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 ay 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. A crushed stone construction entrance shall be placed at the curb cut.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

1. Separate permits shall be required for future decks, sheds, pools and/or garage.
2. Your submitted plans are not complete as to an implied deck on the rear. It does not show on your plot plan and there is no detail plans to show deck and stair construction. This supposed deck is NOT BEING approved with this house permit. We will need an amendment showing the setbacks on a revised plot plan and structural details of the deck and stairs before it can be approved.
3. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.