

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

Location of Construction:		Owner: Paul Potter		Phone: 1-716-885-5293		Permit No: <b>000757</b>
Island Ave - Cliff Island		Lessee/Buyer's Name:		Phone:		
Owner Address:		6 Lexington Ave, Apt. 2C		Address:		Permit Issued: JUL 11 2000
Contractor Name:		Box 35, Cliff Island, ME		Phone:		
Past Use:		Proposed Use:		COST OF WORK:		CBL: 109C-A-043
Vacant		Single Family		\$90,000.00		
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 43 Type: 53 Signature: [Signature]
				Signature:		
Proposed Project Description:				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval:
Single Family Home				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
				Signature:		Zoning Appeal
Permit Taken By:		Date Applied For:		June 14, 2000		
K						Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review

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..

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: June 14, 2000	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

PERMIT ISSUED  
WITH REQUIREMENTS

PERMIT ISSUED  
WITH REQUIREMENTS  
CEO DISTRICT

# BUILDING PERMIT REPORT

DATE: 16 June 2000 ADDRESS: Island Ave. C.I. CBL: 109C-A-048

REASON FOR PERMIT: Single Family Dwelling

BUILDING OWNER: Paul Patter

PERMIT APPLICANT: \_\_\_\_\_ /CONTRACTOR Robert Howard

USE GROUP: R-3 CONSTRUCTION TYPE: 53 CONSTRUCTION COST: \$90,000 PERMIT FEES: \$5400

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

## CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*2, \*9, \*11, \*13, \*15, \*19  
\*22, \*28, \*29, \*32, \*33, \*34, \*36, \*37

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) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". 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". Exception: Handrails that form part of a guard shall have a height not less than 36" and not more than 42". Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

6/14

\*19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), 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

20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)

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

22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)

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

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

26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

\*27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

\*28. All requirements must be met before a final Certificate of Occupancy is issued.

\*29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).

30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

31. Please read and implement the attached Land Use Zoning report requirements. *SHALL comply with all requirements, conditions as outlined in the Attached Development Review approval sheet*

\*32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

\*33. Bridging shall comply with Section 2305.16.

\*34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

\*36. *The proposed spiral stair shall comply with section 1014.6.4.*

\*37. *Flashing shall be comply with ISO 8.6*

P. Samuel, Building Inspector

Cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

PSH 1/26/00

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

\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00

\*\*\*\* ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE ) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT.2000, OR EQUIVALENT.



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

20000107

I. D. Number

Paul Potter

Applicant

6 Lexington Ave Apt 2C, Buffalo, NY 14222

Applicant's Mailing Address

Robert Howard

Consultant/Agent

766-2850

Applicant or Agent Daytime Telephone, Fax

6/14/00

Application Date

Island Ave

Project Name/Description

Cliff Island, Cliff Island, Portland Maine

Address of Proposed Site

109C-A-048 & 109C-B-14

Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

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**Planning Conditions of Approval**

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**Inspections Conditions of Approval**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

2. This office shall receive evidence (copy of recording or book & page) that the conservation easement was recorded prior to the commencement of construction

3. This office shall receive a copy of the approved HHE200 septic disposal system approval prior to commencement of construction.

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**Fire Conditions of Approval**

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

20000107  
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6/14/00  
Application Date  
Island Ave  
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Cliff Island, Cliff Island, Portland Maine

Address of Proposed Site

109C-A-048 & 109C-B-14

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) deck around  
1,500 60,605  
Proposed Building square Feet or # of Units Acreage of Site IR-1 zone  
Zoning

Check Review Required:

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

Fees Paid: Site Plan \$200.00 Subdivision Engineer Review \$100.00 Date: 6/14/00

DRC Approval Status:

Reviewer Steve Bushey/Gordon Smith

☐ Approved ☒ Approved w/Conditions see attache ☐ Denied

Approval Date 7/6/00 Approval Expiration 7/6/01 Extension to ☒ Additional Sheets Attached  
☒ Condition Compliance Steve Bushey/Gordon Smith 7/6/00  
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	date	<input type="checkbox"/> Conditions (See Attached)	
<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	

Inspections

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

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Applicant or Agent Daytime Telephone, Fax

6/14/00

Application Date

Island Ave

Project Name/Description

Cliff Island, Cliff Island, Portland Maine

Address of Proposed Site

109C-A-048 & 109C-B-14

Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

Approved subject to site plan review condition of approval sheet.

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 off Island Avenue,

the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days

prior to date required for final site inspection. Please make allowances for completion of site plan requirements

determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must

be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of

Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater

and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to

schedule an inspector for your site.

A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828.

Only excavators licensed by the City of Portland are eligible.)

As-built record information for sewer and stormwater service connections must be submitted to Public Works

Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation

and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation

to allow for positive drainage away from entire footprint of building.

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 prior to occupancy.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage

improvements as necessary due to field conditions.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

This office shall receive evidence (copy of recording or book & page) that the conservation easement was recorded prior to the commencement

This office shall receive a copy of the approved HHE200 septic disposal system approval prior to commencement of construction.

**CITY OF PORTLAND, ME**  
**BOCA 1999 Plan Review Record**  
**One and Two Family Dwelling**

Valuation: \$90,000.00 Plan Review # 0919 12K.

Fee: \$564.00 Date: 16 June 2000

Building Location: Island Ave. C.I. CBL: 109C-A-048

Building Description: Single Family dwelling.

Reviewed By: S. Noffes

Use or Occupancy: A-3 Type of Construction: 53

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

Correction List		
NO:	Description	Code Section
1.	All Site plan and building code requirements shall be completed before a Certificate of occupancy can or will be issued -	111.0
2.	Chimneys and vents shall comply with NFPA 211 & BOCA mech 93 chapter 12.0.	NFPA 211 BOCA mech 93 chapter 12
3.	All columns used as part of the foundation system shall be fastened to the pier and framing of the house decking.	
4.	Brickmasonry shall comply with section 2305.16	2305.16
5.	Carving, cutting and notching shall comply with sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1	see section 2305.2
6.	All Fastening shall comply with Table 2305.2	Table 2305.2
7.	Sleeping room rescue or egress windows shall comply with section 1010.4	1010.4
8.	Guardrails shall comply with section 1022.0	1022.0
9.	Handrails shall comply with section 1021.0	1021.0
10.	STAIRWAY CONSTRUCTION shall comply with section 1014.0	1014.0
11.	Smoke Detectors shall comply with Sec. 920.3.2	920.3.2
12.	Spiral STAIRS shall comply with section 1014.6	1014.6
13.	Flashing shall comply with section 1508.0.	1508.0

REV: PSH 4-7-00



## Foundations (Chapter 18)

### Wood Foundation (1808)

NA Design Columns  
NA Installation

### Footings (1807.0)

NA Depth below (outside) grade 4' minimum;  
but below frost line except for insulated footings.  
NA Insulated footing provided  
NA Soil bearing value (table 1804.3) *ledge*  
X Footing width  
X Concrete footing (1810.0) .3.1, 3.2  
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### Foundation Walls

NA Design (1812.1)  
I Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)  
NA Water proofing and damp proofing Section 1813  
X Sill plate (2305.17)  
NA Anchorage bolting in concrete (2305.17)  
6x6" Columns (1912)  
NA Crawl space (1210.2) Ventilation  
NA Crawl opening size (1210.2.1)  
NA Access to crawl and attic space ( 1211.0 )  
\_\_\_\_\_

### Floors (Chapter 16-23)

X Joists - Non sleeping area LL40PSF (Table - 1606)  
X Joists - Sleeping area LL30PSF (Table - 1606)  
X Grade  
X Spacing  
X Span  
X Girder 4" bearing 2305.6.1

### Floors (contd.)

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

### Wall Construction (Chapter 2300)

- ~~X~~ Design (1609) wind loads
- ~~X~~ Load requirements
- ~~X~~ Grade
- ~~SA~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SA~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SA~~ 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)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~NA~~ 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)

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

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### Roof Coverings (Chapter 15)

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

### Chimneys and Fireplaces BOCA Mechanical/1993

- NA Masonry (1206.0)  
NA Factory - built (1205.0)  
NA Masonry fireplaces (1404)  
NA Factory - built fireplace (1403)  
\_\_\_\_ NFPA 211

### Mechanical 1993 BOCA Mechanical Code

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### 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>42 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)  
 \_\_\_\_\_ Louvered window or jalousies (2402.5)  
 \_\_\_\_\_ Human impact loads (2405.0)  
 \_\_\_\_\_ Specific hazardous locations (2405.2)  
 \_\_\_\_\_ Sloped glazing and skylights (2404)

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### Private Garages (Chapter 4)

- NA General (407)  
 \_\_\_\_\_ Beneath rooms (407.3)  
 \_\_\_\_\_ Attached to rooms (407.4)  
 \_\_\_\_\_ Door sills (407.5)  
 \_\_\_\_\_ Means of egress (407.8)  
 \_\_\_\_\_ Floor surface (407.9)

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 \_\_\_\_\_  
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## Egress (Chapter 10)

- X One exit from dwelling unit (1010.2)
- SA Sleeping room window (1010.4)
- X EXIT DOOR (1017.3) 32" W 80" H
- X Landings (1014.3.2) stairway
- NO Ramp slope (1016.0)
- SA Stairways (1014.3) 36" W
- SA Treads (1014.6) 10" min.
- SA Riser (1014.6) 7 3/4" max.
- SA Solid riser (1014.6.1)
- NO Winders (1014.6.3)
- SA Spiral and Circular (1014.6.4)
- SA Handrails (1022.2.2.) Ht.
- SA Handrail grip size (1022.2.4) 1 1/4" to 2"
- SA Guards (1012.0) 36" min.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

## Smoke Detectors (920.3.2)

- SA Location and interconnection
- SA Power source

## Dwelling Unit Separation Table 602

Electrical  
NFPA # 70

Applicant: Robert Howard

Date: 6/30/06

Address: Island Ave, Cliffs Island, C-B-L: 109C-A-48  
109E-B-14

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Covered by Conservation  
EASEMENT

Zone Location - IR1 -

Interior or corner lot -

Proposed Use/Work - Construct new single family home 44' x 38'

→ Sewage Disposal - private requires HHE 200 form prior to construction

Lot Street Frontage - 100' min -  $\approx 270'$  shown

Front Yard - 30' min - 30' shown at close

Rear Yard - 30' min - 140' shown

Side Yard - 20' min - 67' & 8' shown

Projections - Deck around

Width of Lot - 100' min - 150' + shown

Height - 35' MAX -

Lot Area - 60,000<sup>sq</sup> min 60,605<sup>sq</sup> shown

Lot Coverage/ Impervious Surface - 20% a MAX. (12,121<sup>sq</sup>)

Area per Family - 60,000<sup>sq</sup>

$$38 \times 44 = 1672 \text{ sq}$$

Off-street Parking -

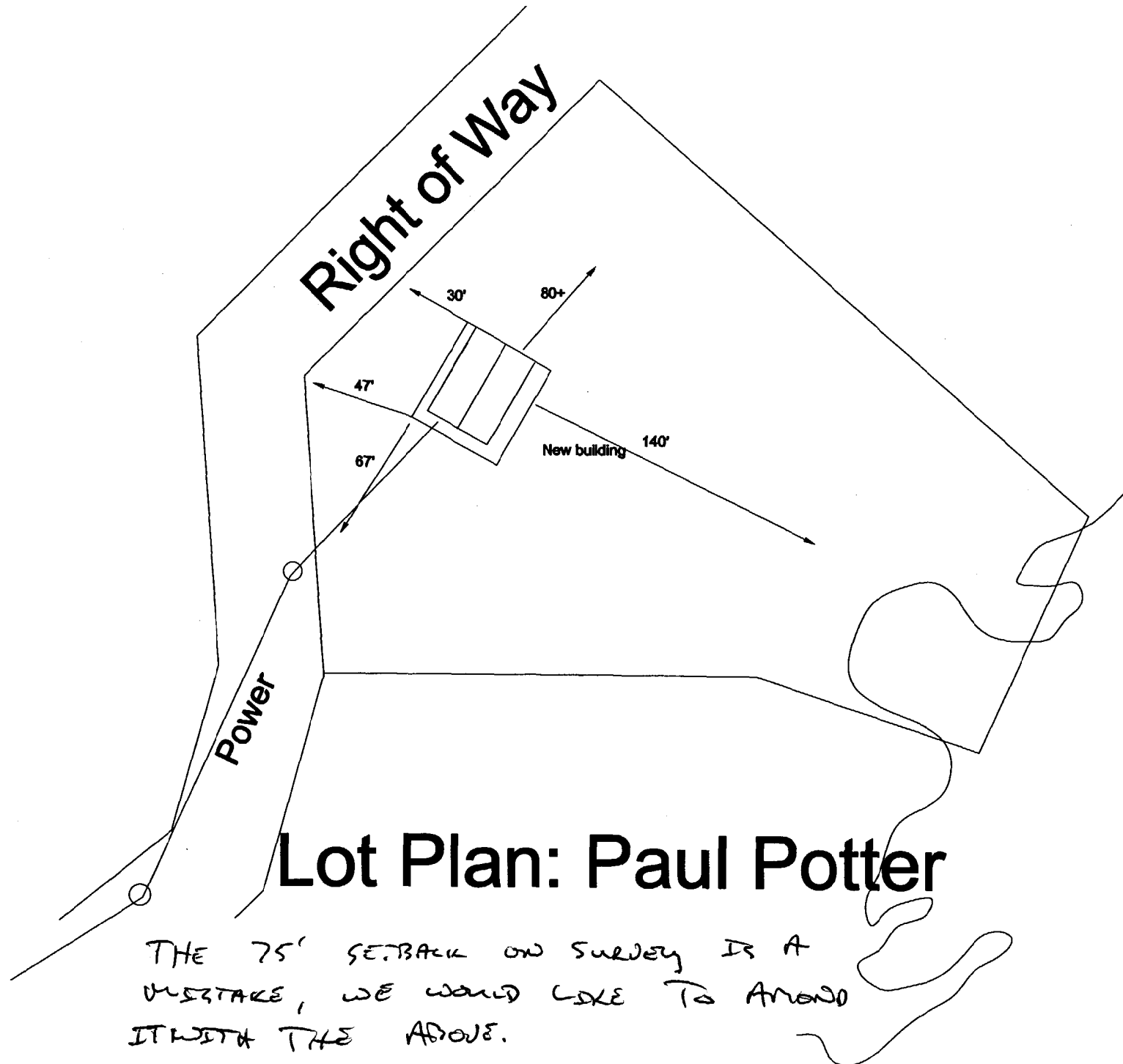
Loading Bays - N/A

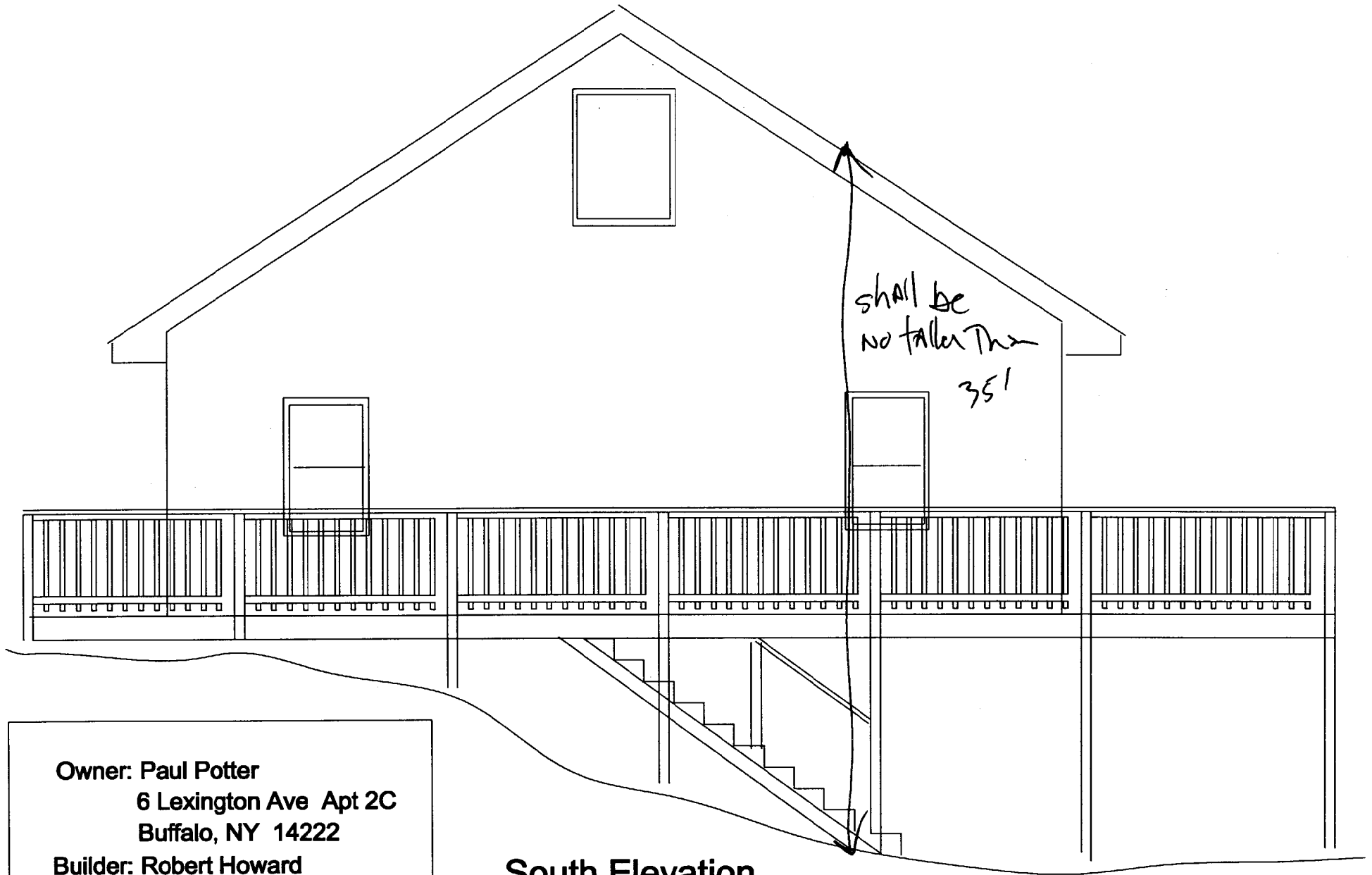
Site Plan - minor/minor  
#20000107

Shoreland Zoning/ Stream Protection - within, but over 75' from HWM  
shows 140' on survey

Flood Plains - ok - over 80' from the floodplain line  
panel 5 - Zone C where house is placed

→ Required to record the conservation easement prior to construction

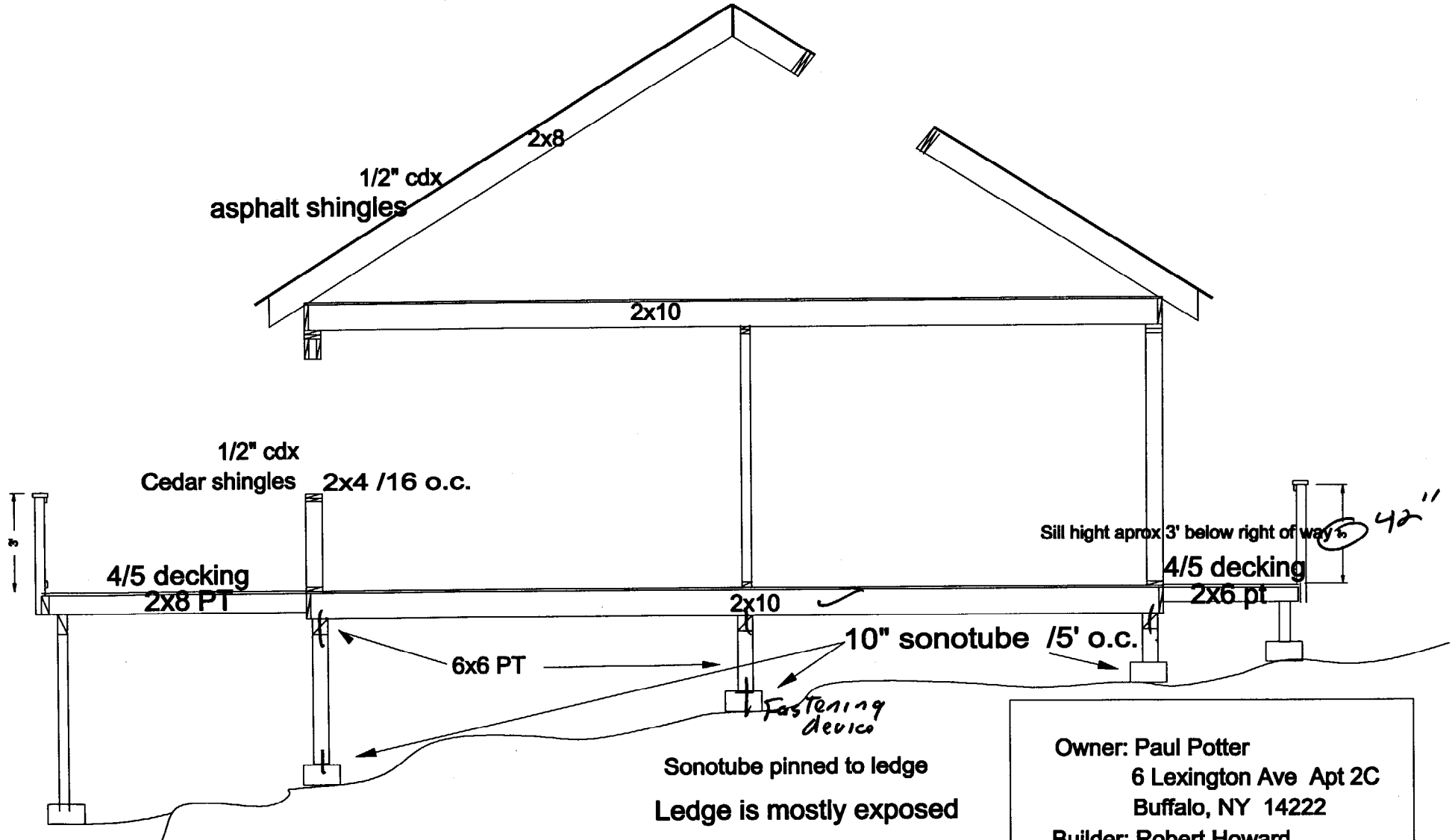




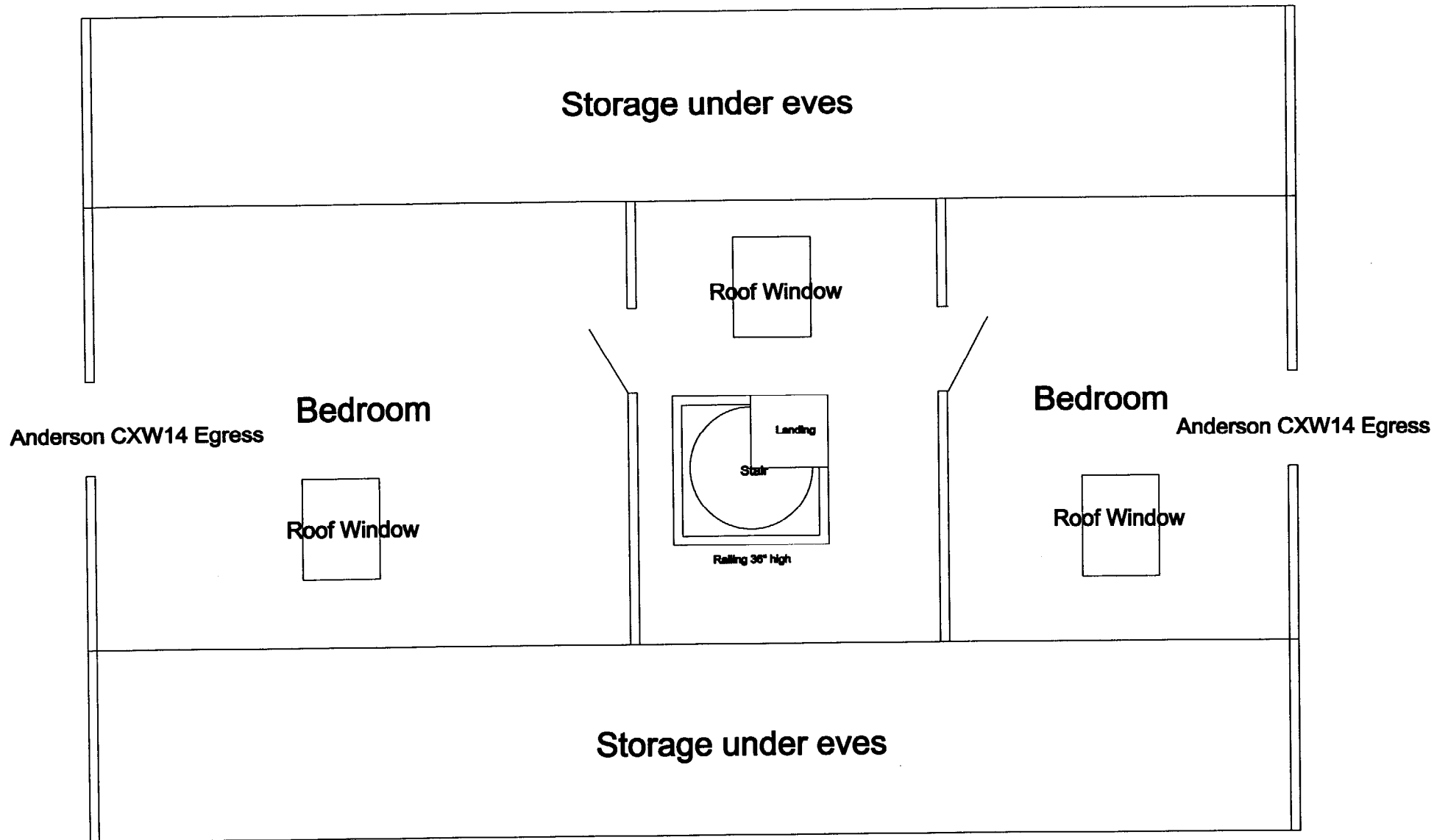
Owner: Paul Potter  
6 Lexington Ave Apt 2C  
Buffalo, NY 14222  
Builder: Robert Howard  
Cliff Island, ME 04019

South Elevation





Owner: Paul Potter  
6 Lexington Ave Apt 2C  
Buffalo, NY 14222  
Builder: Robert Howard  
Cliff Island, ME 04019



Owner: Paul Potter  
6 Lexington Ave Apt 2C  
Buffalo, NY 14222  
Builder: Robert Howard  
Cliff Island, ME 04019

## Second floor guest bedrooms

**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: <b>ISLAND AVE - CREE ISLAND</b>			
Total Square Footage of Proposed Structure <b>1500</b>		Square Footage of Lot <b>60,605</b>	
Tax Assessor's Chart, Block & Lot Number Chart# <b>109C</b> Block# <b>A AB</b> Lot# <b>048</b>		Owner: <b>PAUL POTTER</b>	Telephone#: <b>1-716-885-5293</b>
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: <b>6 LEXINGTON AVE, Apt 2C BUFFALO, NY 14222</b>		Cost Of Work: <b>\$9000</b> Fee: <b>\$564.</b>
Proposed Project Description: (Please be as specific as possible) <b>SINGLE FAMILY HOME.</b>			Site fee <b>300.00</b>
Contractor's Name, Address & Telephone <b>ROBERT HOWARD, Box 35 CUFFEYSBURG, ME 04018</b>			766 2850 Rec'd By: <b>10119864.00</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 (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

**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.

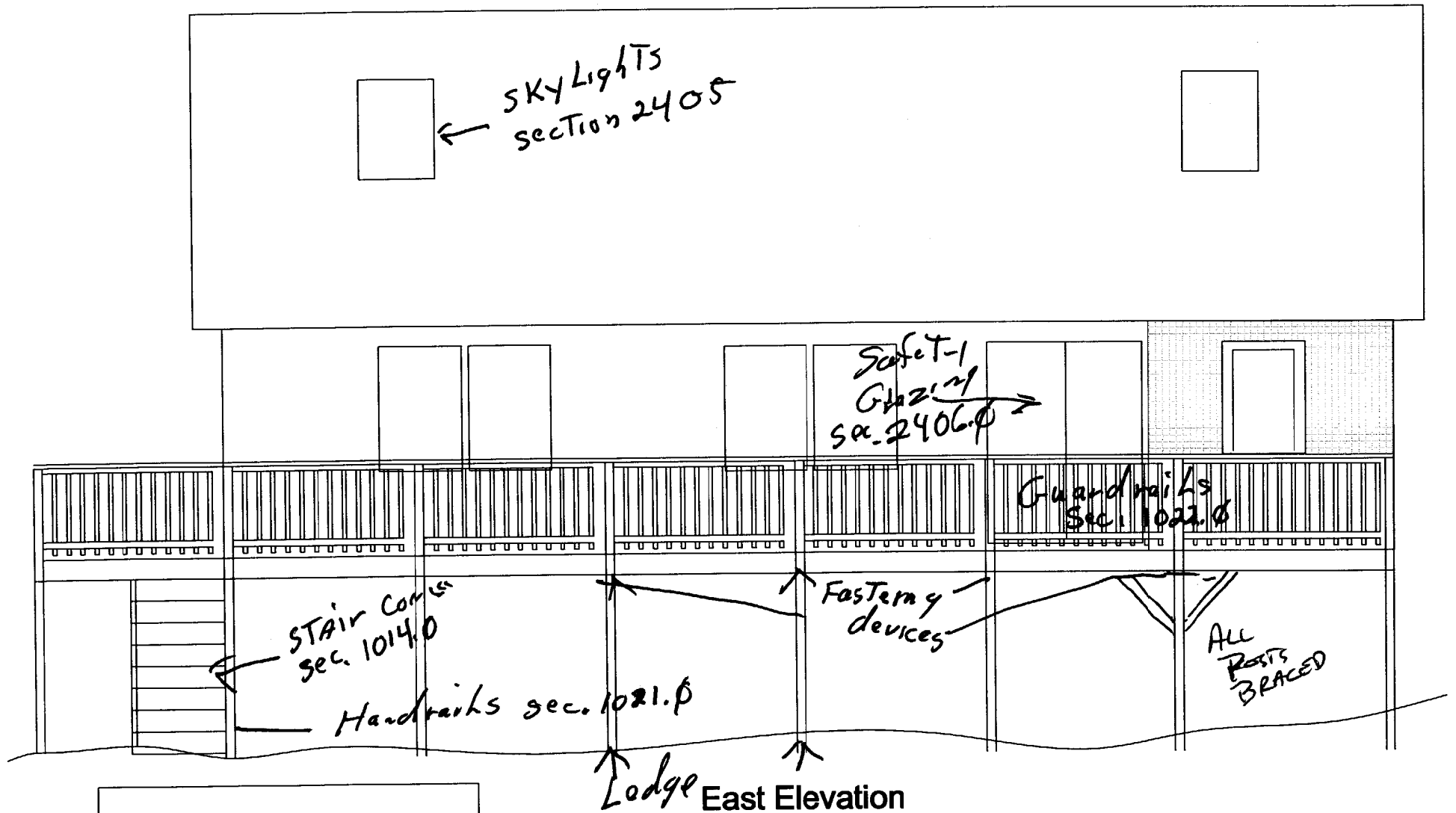
**Certification**

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: <b>6-14-00</b>
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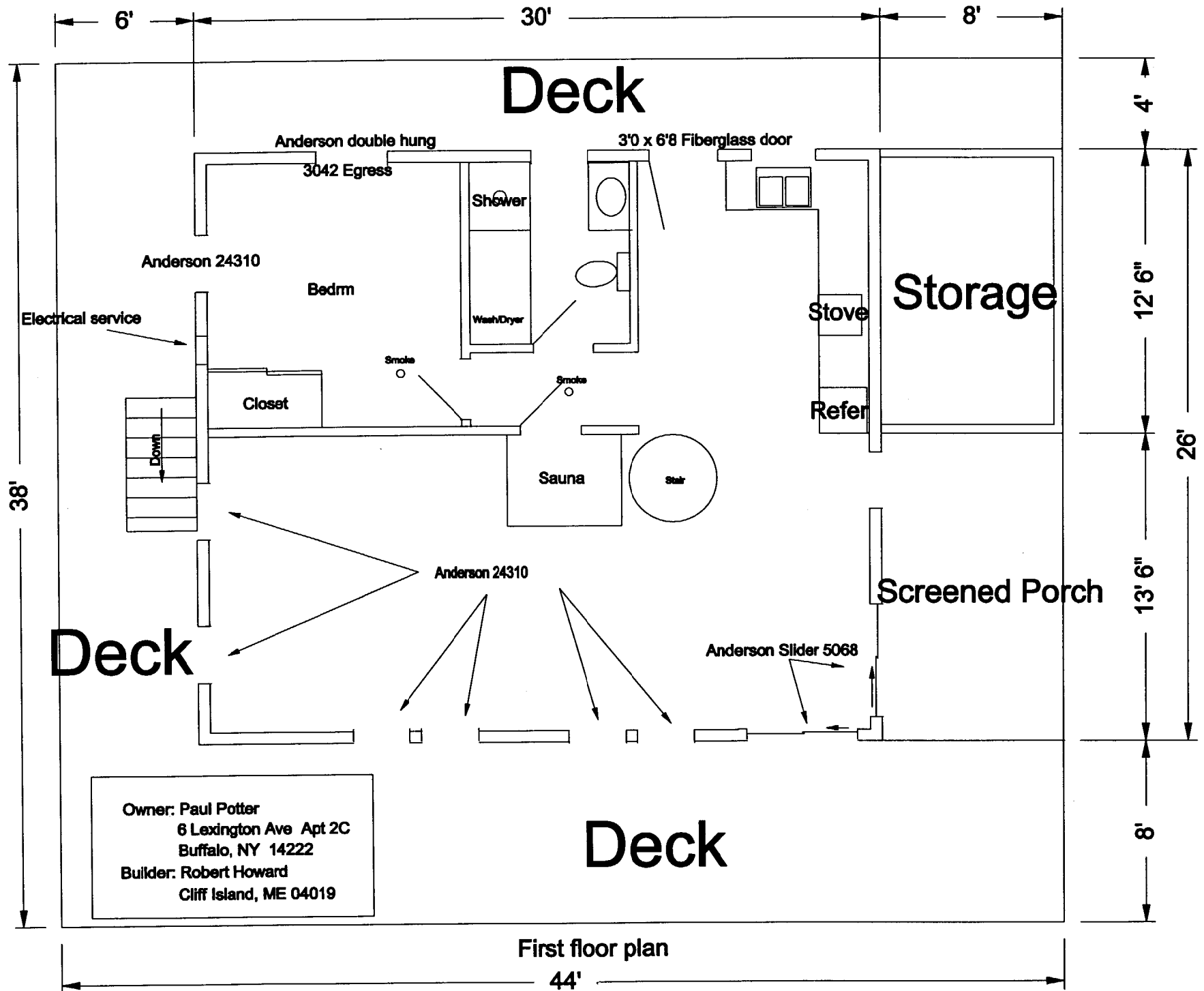
Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.





Owner: Paul Potter  
6 Lexington Ave Apt 2C  
Buffalo, NY 14222  
Builder: Robert Howard  
Cliff Island, ME 04019

qed = Sam



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

**20000107**

I. D. Number

**Paul Potter**

Applicant

**6 Lexington Ave Apt 2C, Buffalo, NY 14222**

Applicant's Mailing Address

**Robert Howard**

Consultant/Agent

**766-2850**

Applicant or Agent Daytime Telephone, Fax

**6/14/00**

Application Date

**Island Ave**

Project Name/Description

**Cliff Island, Cliff Island, Portland Maine**

Address of Proposed Site

**109C-A-048**

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) \_\_\_\_\_

**1,500**

**60,605**

Proposed Building square Feet or # of Units

Acres of Site

Zoning

**Check Review Required:**

☒ Site Plan *major/minor*  
(major/minor)

☐ Subdivision  
# of lots \_\_\_\_\_

☐ PAD Review

☐ 14-403 Streets Review

☐ Flood Hazard

☐ Shoreland

☐ Historic Preservation

☐ DEP Local Certification

☐ Zoning Conditional  
Use (ZBA/PB)

☐ Zoning Variance

☐ Other \_\_\_\_\_

Fees Paid: Site Plan **\$200.00** Subdivision \_\_\_\_\_ Engineer Review **\$100.00** Date: **6/14/00**

**Inspections Approval Status:**

Reviewer \_\_\_\_\_

☐ Approved

☐ Approved w/Conditions  
see attached

☐ Denied

Approval Date \_\_\_\_\_

Approval Expiration \_\_\_\_\_

Extension to \_\_\_\_\_

☐ Additional Sheets  
Attached

☐ Condition Compliance

signature \_\_\_\_\_

date \_\_\_\_\_

Performance Guarantee

☐ Required\*

☐ Not Required

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

☐ 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

