

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

Location of Construction: 126 Bancroft St		Owner: Lussier, Thomas		Phone: 761-3971		Permit No: 980624	
Owner Address: SAA Field, ME Bldg 04102		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Avery Services		Address: 7 Thomas Dr Westbrook, ME		Phone: 04092 772-8697		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>JUN 16 1998</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: 1-100		Proposed Use:		COST OF WORK: \$ 4,885.00 PERMIT FEE: \$ 45.00			
Proposed Project Description: Install Central Air Conditioning		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group: Type:		Zone: CBL: 193-E-024	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		Zoning Approval: Special Zone or Reviews: <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: VD		Date Applied For: 10 June 1998					

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: 11 June 1998		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector							CEO DISTRICT <div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto; text-align: center; line-height: 40px;">4</div>

COMMENTS

11/1/98 checked condensing unit kept to the garage / daughter wasn't sure work was done completely in attic.

8/30/01 completed All *Mulling*

Inspection Record

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

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

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To 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: 126 Bancroft Rd.

Tax Assessor's Chart, Block & Lot Number Chart# <u>193</u> Block# <u>E</u> Lot# <u>024</u>		Owner: <u>THOMAS LUSSIER</u>	Telephone#: <u>761-3971</u>
Owner's Address: <u>126 Bancroft Portland, ME</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$4885</u> Fee <u>\$45.</u>
Proposed Project Description:(Please be as specific as possible) <u>Central Air Conditioning</u>			
Contractor's Name, Address & Telephone <u>AVERY SERVICES, INC. 7 Thomas Dr. Westbrook</u>		<u>772-8687</u>	Rec'd By: <u>Vicki</u>

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)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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 required zoning district setbacks

**4) Building Plans (Sample Attached)**

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

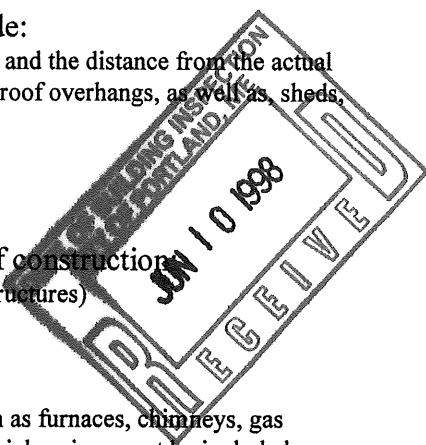
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: [Signature] Date: 6/9/98

Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



*Taxes - OK*

# BUILDING PERMIT REPORT

DATE: 15 June 98 ADDRESS: 126 Bancroft St. (193-E-024)  
REASON FOR PERMIT: To install Central A/C  
BUILDING OWNER: Thomas Lussier  
CONTRACTOR: Avery Services  
PERMIT APPLICANT: ↑  
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5-3

## CONDITION(S) OF APPROVAL

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

Approved with the following conditions: 8/29

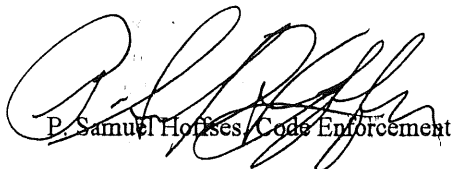
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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).
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 shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
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.
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.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
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 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)

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.
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.
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
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).
28. Please read and implement the attached Land Use-Zoning report requirements.
29. A structural analysis must be made of the ceiling joists  
to check the live loads -
30. \_\_\_\_\_
31. \_\_\_\_\_
32. \_\_\_\_\_

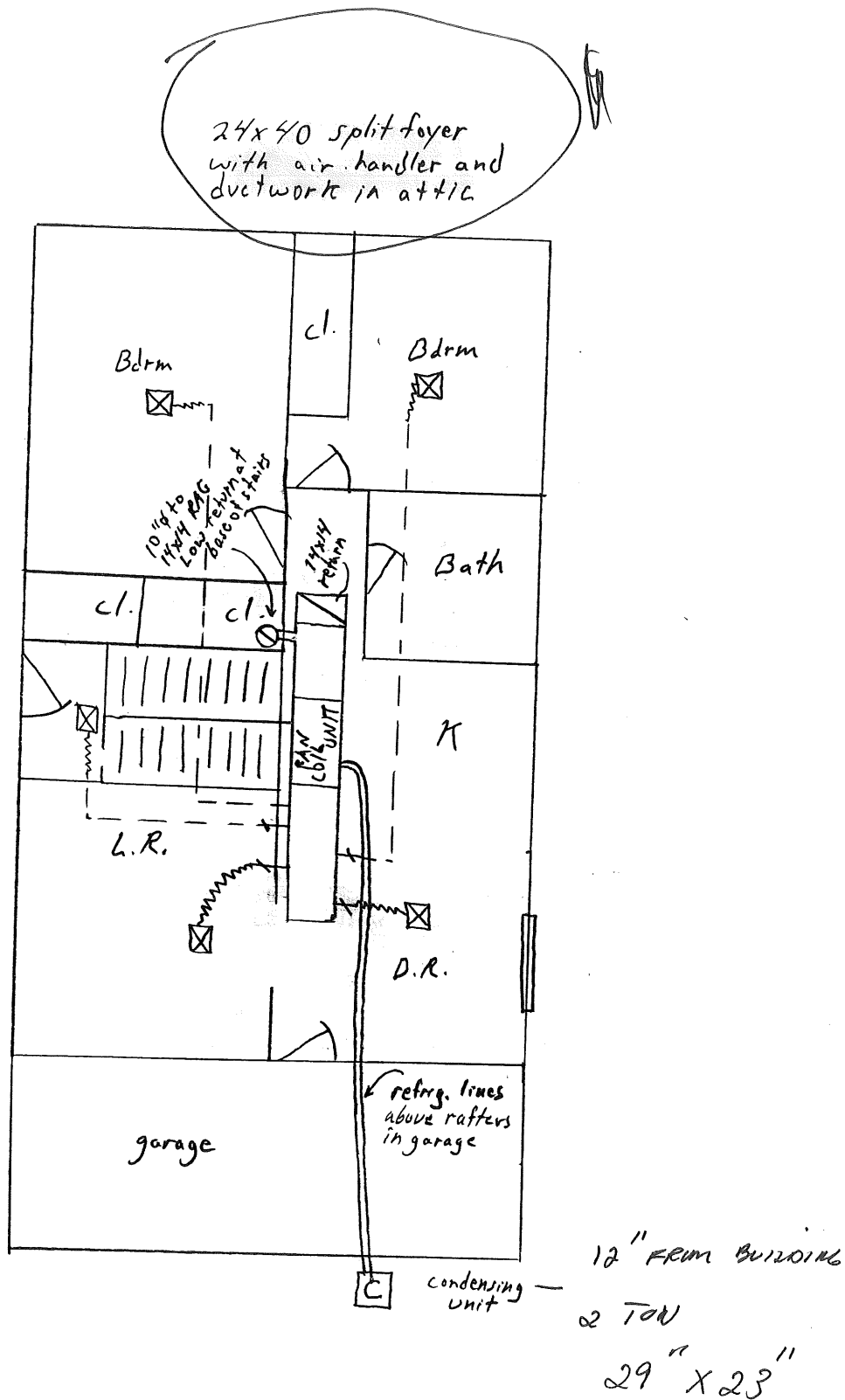
  
P. Samuel Hoffes, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

CENTRAL AIR CONDITIONING

LUSSIER RESIDENCE

126 BANCROFT





SETTLEMENT STATEMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

B. TYPE OF LOAN  
1.  FHA 2.  FMHA 3.  CONV. UNINS.  
4.  VA 5.  CONV. INS.

6. File Number: 7. Loan Number:

2657122398 7210518253

8. Mortgage Insurance Case Number:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18U, S. Code Section 1001 and Section 1010. PREVIOUS EDITION IS OBSOLETE.

D. NAME OF BORROWER: Thomas R. Lussier and Melody M. Lussier  
ADDRESS: 100 Bancroft Street  
Portland, ME 04102

E. NAME OF SELLER: Rosalyn J. Langella  
ADDRESS: 126 Bancroft Street  
Portland, ME 04102

F. NAME OF LENDER: Peoples Heritage Savings Bank  
ADDRESS: 140 Lisbon Street  
Lewiston, ME 04243

G. PROPERTY LOCATION: 126 Bancroft Street  
Portland, ME 04102

H. SETTLEMENT AGENT: Granite Title Services  
ADDRESS: 477 Congress Street, 12th Floor  
Portland, ME 04101

I. SETTLEMENT DATE: May 4, 1995

PLACE OF SETTLEMENT: Michael Cooper  
ADDRESS: 838 Main Street  
Westbrook, ME

J. SUMMARY OF BORROWER'S TRANSACTION

100. GROSS AMOUNT DUE FROM BORROWER	130,000.00
101. Contract sales price	
102. Personal property	
103. Settlement charges to borrower (line 1400)	3,680.48
104.	
105.	

Adjustments for items paid by seller in advance

106. City/town taxes 05/04/98 06/30/98	462.20
107. County taxes to 57 days	
108. Assessments to \$2,959.72 Yr	
109. \$8,108822 per diem	
110.	
111.	
112.	

120. GROSS AMOUNT DUE FROM BORROWER 134,142.68

420. GROSS AMOUNT DUE TO SELLER 130,462.20

500. REDUCTIONS IN AMOUNT DUE TO SELLER:

200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:	
201. Deposit or earned money	3,000.00
202. Principal amount of new loan(s)	130,000.00
203. Existing loan(s) taken subject to	
204. Credit For Lock In Fee	650.00
205. Credit for Review Fee	350.00

505. Payoff of second mortgage loan 18,901.95

206.	
207.	
208.	
209.	

Adjustments for items unpaid by seller

210. City/town taxes to	
211. County taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	

506.	
507.	
508. Portland Water	15.00
509.	

Adjustments for items unpaid by seller

510. City/town taxes to	
511. County taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	

520. TOTAL REDUCTIONS AMOUNT DUE SELLER	19,798.95
600. CASH AT SETTLEMENT TO/FROM SELLER	
601. Gross amount due to borrower (line 120)	134,142.68
602. Less amounts paid by/for borrower (line 220)	(134,000.00)
603. CASH (FROM) (TO) BORROWER	142.68

220. TOTAL PAID BY/FOR BORROWER	134,000.00
300. CASH AT SETTLEMENT FROM/TO BORROWER	
301. Gross amount due from borrower (line 120)	134,142.68
302. Less amounts paid by/for borrower (line 220)	(134,000.00)
303. CASH (FROM) (TO) BORROWER	142.68

604. Gross amount due to seller (line 420)	130,462.20
605. Less reductions in amount due seller (line 520)	(110,725.25)
606. CASH (FROM) (TO) SELLER	19,736.95

ITEMIZATION CHARGES

TOTAL SALES/BROKER'S COMMISSION based on price \$			@	% =				
Division of commission (line 700) as follows:								
701.	\$	10						
702.	\$	10						
703.	Commission paid at Settlement (Money retained by broker applied to commission \$							
704.								
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>								
801.	Loan Origination Fee	%						
802.	Loan Discount	%						
803.	Appraisal Fee	to	R.A. Moulton Associates			300.00		
804.	Credit Report	to	The Credit Network			52.00		
805.	Lender's Inspection Fee							
806.	Mortgage Insurance Application Fee	to						
807.	Assumption Fee							
808.								
809.	Flood Certification					22.00		
810.								
811.								
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>								
901.	Interest from	05/04/98	06/01/98	@ \$	28.0478/day		785.34	
902.	Mortgage Insurance Premium for				months to			
903.	Hazard Insurance Premium for				years to			
904.					years to			
905.								
<b>1000. RESERVES DEPOSITED WITH LENDER</b>								
1001.	Hazard insurance	month @ \$	34.08	per month		136.32		
1002.	Mortgage insurance	month @ \$		per month				
1003.	City property taxes	month @ \$	246.64	per month		1,479.84		
1004.	County property taxes	month @ \$		per month				
1005.	Annual assessments	month @ \$		per month				
1006.		month @ \$		per month				
1007.		month @ \$		per month				
1008.	Aggregate	month @ \$		per month		-417.02		
<b>1100. TITLE CHARGES</b>								
1101.	Settlement or closing fee		10					
1102.	Abstract or title search		10					
1103.	Title examination		10	Granite Title Services		450.00		
1104.	Title insurance binder		10					
1105.	Document preparation		10	Michael D. Cooper, Esq.			500.00	
1106.	Notary fees		10					
1107.	Attorney's fees		10					
<i>(includes above items numbers;</i>								
1108.	Title insurance		10	Stewart Title Guaranty Co		425.00		
<i>(includes above items numbers;</i>								
1109.	Lender's coverage		\$	245.00		(\$130,000.00	)	
1110.	Owner's coverage		\$	180.00		(\$130,000.00	)	
1111.								
1112.								
1113.								
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>								
1201.	Recording fees: Deed \$	13.00; Mortgage \$	23.00	; Release \$	11.00	36.00	11.00	
1202.	City/county tax/stamps: Deed \$			; Mortgage \$				
1203.	State tax/stamps: Deed \$	572.00		; Mortgage \$		286.00	286.00	
1204.								
1205.								
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>								
1301.	Survey	10	1					
1302.	Pest inspection	10					25.00	
1303.	Overnight/Disch. Handling							
1304.	Mortgage Inspection Plan Northeastern Land Survey					125.00		
1305.								
1306.								
1307.								
1400.	<b>TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)</b>					3,680.48	822.00	

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrower *William R. Scroggs*

Seller *Franklin J. Campbell*

*William R. Scroggs*

*Franklin J. Campbell*

To the best of knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Settlement Agent *P.J. Stiles*

Attorney at Law, State of Maine  
authorized to take acknowledgment  
pursuant to A.M.R.S.A. § 1056

May 4, 1998