

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

Location of Construction: 40 Eastfield Rd (Lot #9)		Owner: Romano, Ralph		Phone:		Permit No: 980150	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Hildreth & White		Address: P.O. Box 8433 Portland, ME 04101		Phone: 772-0657		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>  <b>PERMIT ISSUED:</b>  <b>FEB 25 1998</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: Vacant Land		Proposed Use: 1-fam dwelling		<b>COST OF WORK:</b> \$ 120,000.00 <b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		<b>PERMIT FEE:</b> \$ 620.00 <b>INSPECTION:</b> Use Group: Type: Signature:	
Proposed Project Description: Construct Single Family Dwelling w/attached 2 car garage rear deck/front porch				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:			
Permit Taken By: -Mary Gresik		Date Applied For: 02 February 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..

Zone: CBL: 194-C-035

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: \_\_\_\_\_

## 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

23 Feb 98 - Permit Routed

02 February 1998

SIGNATURE OF APPLICANT: Dan White ADDRESS: DATE: 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

4

A. Powers

PERMIT ISSUED  
WITH REQUIREMENTS

# COMMENTS

3/3/98 Hildreth & White have had site surveyed by PLS-ROSS; will submit survey.  
Have enlarged footing size to 3'-0" wide due to filled site situation. Buying mix from Dayton  
3500 PSI.

4-13-98 Plumbing inspection (Michael Paiment R & H) Tests held, both good. Remove Stone prior to slab.  
Provide access (trap) at both tubes.

Brickworks - Saco did masonry on chimney. Clay liner w/ 12" X 12" chimney 8" X 8"  
flue for furnace - oil. Deck & front porch lagbolted per req'd.

## Inspection Record

Type	Date
Foundation: Footing & setbacks	3/3/98
Framing:	
Plumbing: (Michael Paiment R & H)	4-13-98
Final: T.E.R.	
Other:	



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 40 Eastfield Rd (Lot #9) 194-C-055

Issued to Hildreth & White

Date of Issue 05 June 1998

**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. 980150, 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

Entire

Limiting Conditions:

APPROVED OCCUPANCY

Single Family Dwelling  
w/attached 2 car garage  
Front porch/Rear Deck

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

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.



**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

**TO:** Code Enforcement

**FROM:** Jim Wendel, Development Review Coordinator

**DATE:** June 4, 1998

**SUBJECT:** Certificate of Occupancy  
40 Eastfield Road (lot 9) 194-C-55

On June 4, 1998 a site visit was made to review the completion of the requirements of the site plan approval.

It is my opinion that all of the conditions of site plan approval have been satisfactorily completed and a permanent Certificate of Occupancy could be issued assuming Code Enforcement has no outstanding issues.

Applicant: Dan White

Date:

Address: 40 Eastfield Rd (lot #9)

C-B-L: 194-C-55

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - New Singer family home with attached garage and rear deck

Sewage Disposal - City

Lot Street Frontage - 50' req - 75' shown

Front Yard - 25' req - 50' shown

Rear Yard - 25' req -

Side Yard - 14' req (2 story) - 14.5' shown on both sides  
8' req (1 story - deck) 9.5' shown from deck

Projections - rear deck - rear bulkhead - rear chimney  
front porch

Width of Lot - 75' req - 75' shown

Height - 2 story

Lot Area - 6,500<sup>#</sup> req - 23,887<sup>#</sup> shown

Lot Coverage/ Impervious Surface - 25% = 5971.75<sup>#</sup> max

Area per Family - 6,500<sup>#</sup> req - OK

Off-street Parking - 2 spaces req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

24 x 38 = 912

14 x 14 = 196

22 x 26 = 572

6 x 24 = 144

2/24/98 → per Dan White - Deck stairs moved to the rear of the deck

1724

## BUILDING PERMIT REPORT

DATE: 24 Feb. 98 ADDRESS: 46 Eastfield Rd. (Lot 9) 194-C-055  
REASON FOR PERMIT: Single Family dwelling/attached 2 car garage R-3  
BUILDING OWNER: Ralph Romano  
CONTRACTOR: Hildreth & White  
PERMIT APPLICANT: Dan White  
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,\*3,\*5,\*6,\*8,\*9,\*10,\*11,\*12,\*16,\*24,\*25,\*26,\*27,\*29,\*30.

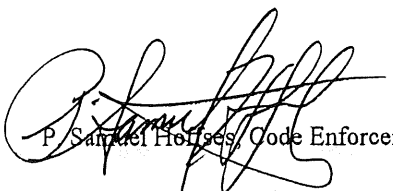
- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- X 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.
- X 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)
- X 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.
- X 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".
- X 9. Headroom in habitable space is a minimum of 7'6".
- X 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.
- X 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
- X 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.
- X 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. Read and implement all site plan requirements.
- \* 30. Bridging as per section 2305.16 of The Bldg Code.
31. \_\_\_\_\_
32. \_\_\_\_\_

  
P. Samuel Holmes, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

BOCA®

Valuation: \$120,000.00

## PLAN REVIEW RECORD

Plan Review # \_\_\_\_\_

Fee: \$620.00Date: 25 Feb 98CABO  
ONE AND TWO FAMILY DWELLING CODE

JURISDICTION

Portland, Cumberland, ME,  
(City, County, Township, etc.)

BUILDING LOCATION

40 Eastfield Rd. (Lot 29) 194-C-055  
(Street address)

BUILDING DESCRIPTION

Single family dwelling / attached 2 car garage R-3 BOCA/96

REVIEWED BY

Hoffes

Numerals indicated in parenthesis are applicable code sections of the 1996 Edition of the BOCA NATIONAL BUILDING CODE/1996. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections with due regard for the amount and type of detailed information which is typically found on construction documents for one and two family dwellings. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgement in evaluating construction documents for code compliance.

## CORRECTION LIST

No.	DESCRIPTION	Code Section
1.	ALL plumbing shall be done in accordance with The STATE'S Plumbing Code	
2.	Glass and glazing (safety) shall be done in accordance with Chapter 24 of The CITY'S building Code The BOCA NATIONAL Building Code /1996	Chapter 24
3.	Attached garage shall meet The requirements of Section 407.0 of The building code	407.0 407.3
4.	Waterproofing & damp proofing shall be done in accordance with section 1813 Thru 1813.8	1813.0 1813.8
5.	Anchor bolts shall be placed as per section 2305.17 . 8' see exception .	2305.17
6.	Your plans show 2x8" 16" O.C or Truss as needed - IF Truss are use - an engineering design and statement must be submitted and approved by This office	114.1
7.	Drilling & Notching shall be done in accordance with section 2305 & 2305.5.1 boring holes	2305 2305.5.1
8.	Asphalt Shingles shall be attached as per section 1507.4.3	1507.4.3



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## CORRECTION LIST

[illegible]

## BUILDING PLANNING (Chapter 3)

### LOCAL DESIGN CRITERIA (301)

Floor live load 40 psf  
 Roof live load 42 psf  
 Roof snow load 46 psf  
 Wind pressure N/A psf  
 Seismic zone 2  
 Weathering area S  
 Frost line depth 4'  
 Termite area N/A

### LOCAL DESIGN CRITERIA (cont'd.)

Decay area None To SLIGHT  
 Winter design temp. -2  
 Radon —

### LOCATION ON LOT (302)

\_\_\_\_\_ 1-hour rating for exterior walls located less than 3 feet from property line  
 \_\_\_\_\_ Exterior wall openings

### ROOM PLANNING REQUIREMENTS (303 through 305)

Use	Area (ft <sup>2</sup> )	Width	Average ceiling	Minimum ceiling	Natural* light	Natural ventilation*
Living	150	7'	7'6"	5'0"	8% floor area	4% floor area
Dining	70	7'	7'6"	5'0"	8% floor area	4% floor area
Kitchen	50	N.A.	7'0"	5'0"	8% floor area	4% floor area
Bedroom	70	7'	7'6"	5'0"	8% floor area	4% floor area
Bathroom	N.A.	N.A.	7'0"	5'0"	3 square feet	1½ square feet

\* See Sections 303.1 & 303.3 for mechanical ventilation

Yes Required heating (303.6)

SANITATION (~~306 & 307~~) STATE Plumbing Code.

\_\_\_\_\_ Water closet in compartment with privacy; minimum 30" wide with 21" clear in front of water closet

\_\_\_\_\_ Lavatory

\_\_\_\_\_ Tub or shower in compartment with privacy

\_\_\_\_\_ Kitchen area with sink

\_\_\_\_\_ Sanitary sewer/private disposal

GLAZING (~~308~~) Chapter 24

\_\_\_\_\_ Labeling 2402.1

\_\_\_\_\_ Louvered windows or jalousies 2402.5

\_\_\_\_\_ Human impact loads/hazardous locations 2405.0

\_\_\_\_\_ Wind loads 2403.1

\_\_\_\_\_ Skylights and sloped glazing 2404.0

PRIVATE GARAGES (~~309~~) 407

\_\_\_\_\_ No opening between garage and sleeping room

\_\_\_\_\_ Other openings (garage to residence); 1⅜" solid wood doors, 20-minute fire-rated doors or equivalent

\_\_\_\_\_ Garage-dwelling separation; ½" gypsum board or equivalent on garage side

### PRIVATE GARAGES (cont'd.)

OK Floor surface noncombustible

### EGRESS (~~310 through 315~~) Chapter 10

\_\_\_\_\_ One exit from each dwelling unit (~~310.1~~) 1010.2

\_\_\_\_\_ Sleeping room window for emergency escape: opening 5.7 square feet (grade floor, 5 square feet), 22" net clear height, 20" net clear width; maximum sill height = 44" (~~310.2~~) 1010.4

\_\_\_\_\_ Under stair protection (~~310.3~~)

\_\_\_\_\_ Exit door ≥ (3'0" × 6'8") (~~311.1~~) 1017.3

\_\_\_\_\_ Exit access or hallway ≥ 3' (~~311.1~~) 1

\_\_\_\_\_ Landings; minimum 3' × 3' (~~312.1~~) 1014.3.2

\_\_\_\_\_ Ramp slope (1:8 maximum) (~~313.1~~) 1016.0

\_\_\_\_\_ Ramp handrails; one required if slope > 1:12 (~~313.2~~)

\_\_\_\_\_ Ramp landing, minimum 3' × 3' (~~313.3~~) 1016.4

See report Stairways; minimum width = 3'0"; maximum stair rise = 7¾"; minimum tread = 10" with ¾"-1¼" nosing; minimum headroom = 6'8" (~~314~~) 1014.3

\_\_\_\_\_ Winders (~~314.4~~) 1014.6.3

\_\_\_\_\_ Winders, spiral, and circular stairways (~~314.4 through 314.6~~) 1014.6.4

\_\_\_\_\_ Stairway illumination (~~314.7~~)

See report Handrails; required on one side of stair if three or more risers; handrail height = 30" to 38"; grip size 1¼" to 2" (~~315.1 & 315.2~~)

1021.0 — 1022.0

## BUILDING PLANNING (cont'd.)

### EGRESS (cont'd.)

OK Guardrails; required for porches, balconies, open sides of stairs, or raised floor surfaces > 30" above floor  
Minimum guardrail height = 36" ~~(345.3)~~ 1021.6  
Opening limitations; < 4" ~~(345.4)~~ 1021.3

### SMOKE DETECTORS ~~(310)~~ 920.3.2

see report Location and interconnection  
Power source

### FOAM PLASTIC ~~(317)~~ 903.3 - 2603.0

N/A Approved  
Requirements  
Location

### WALL AND CEILING FINISH (318)

OK Flame spread  
Smoke density

### INSULATION (319)

t Flame spread  
Smoke density  
Attic

### DWELLING UNIT SEPARATION ~~(320)~~ Table 602

Construction (1-hour minimum)  
N/A Floor/ceiling and wall continuity  
Sound transmission  
Townhouse exception (2 hours)\*  
Townhouse parapet\*  
Townhouse structural independence\*

\*Not applicable to structures classified in accordance with the BOCA National Building Code as Use Group R-4.

### MOISTURE VAPOR RETARDERS (321.1)

Required

### DECAY AND TERMITE AREAS (322 & 323)

N/A Location required (Table 301.2a)  
Adequate protection

### RADON PROTECTION (324)

✓ Required (Table 301.2a) (If required see page 12)

## FOUNDATIONS (Chapter <sup>18</sup> 4)

### WOOD FOUNDATIONS (402.1)

N/A Design  
Installation

### FOOTINGS ~~(403)~~ 01

OK Depth below (outside) grade = <sup>4'</sup> 42" minimum; but below frost line except for insulated footings  
Insulated footing provided  
Soil bearing value 1804.3  
Footing width (see page 5)  
Footing edge thickness = 6" minimum; footing projection = 2" minimum, but ≤ to footing thickness

### FOUNDATION WALLS ~~(404 through 406)~~ 1812.3.2(1)

OK Footing required under foundation wall ~~(403.1)~~  
Minimum wall thickness/maximum depth of unbalanced fill (see page 5)

### FOUNDATION WALLS (cont'd.)

OK Drains required if habitable or usable spaces are below grade\* ~~(405)~~ 1813.0  
Dampproofing if basements are below grade\* ~~(406)~~ 1813.4  
Waterproofing if high water table\* ~~(406.2)~~  
Sill plate ~~(322)~~ 2305.17  
Bolting in concrete = 1/2" diameter bolts at 6' o.c. and within 12" from corner, 7" embedment 2305.17  
Bolting in masonry = 1/2" diameter bolts at 6' o.c. and within 12" from corner, 15" embedment

### FOUNDATION INSULATION (407)

N/A Protective covering (extend minimum 6" below grade)

\* If uninhabitable, see crawl space (409)

## FOUNDATIONS (cont'd.)

**Table 403.1**  
**MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS (inches)**

	LOAD-BEARING VALUE OF SOIL (psf)					
	1,500	2,000	2,500	3,000	3,500	4,000
<b>Conventional Wood Frame Construction</b>						
1-story	16	12	10	8	7	6
2-story	19	15	12	10	8	7
3-story	22	17	14	11	10	9
<b>4-Inch Brick Veneer over Wood Frame or 8-Inch Hollow Concrete Masonry</b>						
1-story	19	15	12	10	8	7
2-story	25	19	15	13	11	10
3-story	31	23	19	16	13	12
<b>8-Inch Solid or Fully Grouted Masonry</b>						
1-story	22	17	13	11	10	9
2-story	31	23	19	16	13	12
3-story	40	30	24	20	17	15

For SI: 1 inch = 25.4 mm, 1 psf = 0.0479 kN/m<sup>2</sup>.

**Table No. 404.1.1a**  
**MINIMUM THICKNESS AND ALLOWABLE DEPTH OF UNBALANCED FILL FOR UNREINFORCED MASONRY AND CONCRETE FOUNDATION WALLS WHERE UNSTABLE SOIL OR GROUNDWATER CONDITIONS DO NOT EXIST IN SEISMIC ZONES 0, 1 OR 2<sup>1,2</sup>**

FOUNDATION WALL CONSTRUCTION	NOMINAL THICKNESS <sup>3</sup> (inches)	MAXIMUM DEPTH OF UNBALANCED FILL <sup>1</sup> (feet)
Masonry of Hollow Units, UngROUTed	8	4
	10	5
	12	6
Masonry of Solid Units	6	3
	8	5
	10	6
	12	7
Masonry of Hollow or Solid Units, Fully Grouted	8	7
	10	8
	12	8
Plain Concrete	6 <sup>4</sup>	6
	8	7
	10	8
	12	8
Rubble Stone Masonry	16	8
Masonry of hollow units reinforced vertically with No. 4 bars and grout at 24 inches on center. Bars located not less than 4½ inches from pressure side of wall.	8	7

For SI: 1 inch = 25.4 mm, 1 psf = 0.0479 kN/m<sup>2</sup>.

<sup>1</sup> Unbalanced fill is the difference in height of the exterior and interior finish ground levels. Where an interior concrete slab is provided, the unbalanced fill shall be measured from the exterior finish ground level to the top of the interior concrete slab.

<sup>2</sup> The height between lateral supports shall not exceed 8 feet.

<sup>3</sup> The actual thickness shall not be more than ½ inch less than the required nominal thickness specified in the table.

<sup>4</sup> Six-inch plain concrete walls shall be formed on both sides.

## FOUNDATIONS (cont'd.)

Table No. 404.1b  
**REQUIREMENTS FOR MASONRY OR CONCRETE FOUNDATION WALLS SUBJECTED TO NO MORE PRESSURE THAN WOULD BE EXERTED BY BACKFILL HAVING AN EQUIVALENT FLUID WEIGHT OF 30 POUNDS PER CUBIC FOOT LOCATED IN SEISMIC ZONE 3 OR 4 OR SUBJECTED TO UNSTABLE SOIL CONDITIONS**

MATERIAL TYPE	HEIGHT OF UNBALANCED FILL <sup>1</sup> (feet)	LENGTH OF WALL BETWEEN SUPPORTING MASONRY OR CONCRETE WALLS (feet)	MINIMUM WALL THICKNESS <sup>2,3</sup> (inches)	REQUIRED REINFORCING	
				HORIZONTAL BAR IN UPPER 12 INCHES OF WALL	SIZE AND SPACING OF VERTICAL BARS
Hollow Masonry	4 or less	unlimited	8	not required	not required
	more than 4	design required	design required	design required	design required
Concrete or Solid Masonry <sup>4</sup>	4 or less	unlimited	8	not required	not required
	more than 4	less than 8	8	2-No. 3	No. 3 @ 18" O.C.
	8 or less	8 to 10	8	2-No. 4	No. 3 @ 18" O.C.
	8 or less	10 to 12	8	2-No. 5	No. 3 @ 18" O.C.
	more than 8	design required	design required	design required	design required

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per cubic foot (pcf) = 0.1572kN/m<sup>3</sup>.

<sup>1</sup> Backfilling shall not be commenced until after the wall is anchored to the floor.

<sup>2</sup> Thickness of concrete walls may be 6 inches, provided reinforcing is placed not less than 1 inch or more than 2 inches from the face of the wall not against the earth.

<sup>3</sup> The actual thickness shall not be more than 1/2 inch less than the required thickness specified in the table.

<sup>4</sup> Solid masonry shall include solid brick or concrete units and hollow masonry units with all cells grouted.

### COLUMNS (408)

- N/A Protection from decay or corrosion
- Structural requirements
- ✓ Anchorage
- N/A Wood columns (minimum 4" square)
- ✓ Steel columns (minimum 3" diameter, standard weight)

### CRAWL SPACE (409)

- N/A Ventilation
- Access (18" x 24")
- Removal of debris
- Finished grade

## FLOORS (Chapter 16) 23

### WOOD JOISTS AND GIRDERS (502)

- See report Joists — Nonsleeping areas, LL = 40 psf (Table 502.3.1a)
- Joists — Sleeping areas, LL = 30 psf (Table 502.3.1b)
- Grade; E =        F<sub>b</sub> =
- Girder supporting one floor only (Table 502.3.3a)
- 3-2x12 Girder supporting more than one floor (Table 502.3.3b)
- 3 steel Column supporting girder (Table 502.3.3b)
- Yes Footing supporting column (Table 502.3.3b)

### WOOD JOISTS AND GIRDERS (cont'd.)

- Joists under bearing partitions
- Bearing (1 1/2" minimum on wood or steel; 3" on masonry) and lapped joists (3")
- See Lateral restraint and bridging
- Drilling and notching
- report Bored holes
- Fastening
- Framing of openings
- See report Floor trusses
- Draftstopping

## FLOORS (cont'd.)

### LUMBER FLOOR SHEATHING (503.1)

\_\_\_\_\_ Allowable span

\_\_\_\_\_ End joints

### PLYWOOD FLOOR SHEATHING (503.2)

\_\_\_\_\_ Grade

3/4 Thickness

T&G Allowable spans (Tables 503.2.1.1a & 503.2.1.1b)

\_\_\_\_\_ Installation (Table 602.3a)

### PARTICLEBOARD FLOOR UNDERLAYMENT (503.3)

\_\_\_\_\_ Grade

\_\_\_\_\_ Thickness

\_\_\_\_\_ Installation (Table 602.3a)

### TREATED-WOOD FLOORS (ON GROUND) (504)

\_\_\_\_\_ Base course: 4" thick with maximum 3/4" gravel or 1/2" crushed stone

\_\_\_\_\_ Moisture barrier: placed over base course

\_\_\_\_\_ Construction

### CONCRETE FLOORS ON GROUND (505)

\_\_\_\_\_ Thickness: 3 1/2" minimum; Concrete strength = 2500 psi minimum

\_\_\_\_\_ Support: prepared subgrade; maximum earth fill = 8"; maximum sand or gravel fill = 24"

\_\_\_\_\_ Base course: 4" graded with 2" maximum aggregate

\_\_\_\_\_ Vapor barrier

### METAL (506)

\_\_\_\_\_ Materials

## WALL CONSTRUCTION (Chapter 9) 23.1/16

### GENERAL (601) 1609

\_\_\_\_\_ Design

\_\_\_\_\_ Load requirements (301)

### WOOD CONSTRUCTION (602)

\_\_\_\_\_ Grade; E = \_\_\_\_\_ F<sub>b</sub> = \_\_\_\_\_

\_\_\_\_\_ Construction (Figures 602.3a & 602.3b)

\_\_\_\_\_ Stud grade \_\_\_\_\_ spacing (Table 602.3d — see page 8)

2X6 Exterior walls

\_\_\_\_\_ Interior bearing walls

2X4 Interior nonbearing walls: 2" x 3" at 24" o.c. or 2" x 4" flat at 16" o.c.

\_\_\_\_\_ Drilling and notching — studs

\_\_\_\_\_ Drilling and notching — top plate

\_\_\_\_\_ Headers (Tables 602.6 & 602.6.2)

\_\_\_\_\_ Firestopping

### WOOD CONSTRUCTION (cont'd.)

\_\_\_\_\_ Cripple walls

\_\_\_\_\_ Wall bracing (Table 602.9)

### METAL CONSTRUCTION (603)

N/A Materials

### MASONRY CONSTRUCTION (604 through 607)

N/A General design

N/A Types of masonry

N/A Construction requirements

### WINDOWS & DOORS (608 & 609)

✓ Certification

### SHEATHING (610 & 611)

7/16 OSB Plywood and wood structural panels (610)

7/16 OSB Particleboard (611)

## WALL CONSTRUCTION (cont'd.)

Table No. 602.3d  
MAXIMUM STUD SPACING (inches)

STUD SIZE	SUPPORTING ROOF AND CEILING ONLY	SUPPORTING ONE FLOOR ROOF AND CEILING	SUPPORTING TWO FLOORS ROOF AND CEILING	SUPPORTING ONE FLOOR ONLY
2 × 4	24 <sup>1</sup>	16	—	24 <sup>1</sup>
3 × 4	24 <sup>1</sup>	24	16	24
2 × 5	24	24	—	24
2 × 6	24	24	16	24

For SI: 1 inch = 25.4 mm.

<sup>1</sup> Shall be reduced to 16 inches if Utility grade studs are used.

## WALL COVERING (Chapter 7)

### INTERIOR WALL COVERING (702)

- ☒ Plaster material (702.2)
- ☒ Plaster support (702.2.1)
- ☒ 1/2" Gypsum wallboard material (702.3.1)
- ☒ Gypsum wallboard support, application and fastening (702.3.2 through 702.3.5)
- ☒ Shower and bath compartments: Smooth, hard, nonabsorbent surface to minimum 6 feet above floor (702.4)
- ☒ Other finishes (702.5 & 702.6)

### EXTERIOR WALL COVERING (703)

- ☒ Sheathing paper required (703.2)
- ☒ Wood siding (703.3)
- ☐ Attachment and minimum thickness (Table 703.4)

### EXTERIOR WALL COVERING (cont'd.)

- ☒ Wood shakes and shingles (703.3)
- ☒ Exterior lath (703.6)
- ☒ Masonry veneer (703.7 & Figure 703.7)
- ☒ Maximum height (35' in Seismic Zones 0, 1 or 2; 25' in Seismic Zones 3 or 4); Steel angle lintels (Table 703.7.1) (4" minimum bearing each end)
- ☒ Veneer ties: #9 wire or #22 corrugated metal; 24" o.c. horizontal spacing; 3 1/4 square feet maximum area supported (wind > 30 psf and Seismic Zones 3 or 4 maximum area = 2 square feet) (703.7.2.1)
- ☒ Flashing (703.8)

## ROOF-CEILING CONSTRUCTION (Chapter 8)

### ROOF FRAMING (802)

- ☒ Cathedral ceilings (802.2.1)
- ☒ Rafter tie where joists are not parallel to rafters (4' o.c.) (802.3)
- ☒ Rafter brace to bearing walls (2" × 4" at 4' o.c. minimum) (Figure 802.4.1)
- ☒ Purlin rafter support (2" × construction minimum) (802.4.1)
- ☒ Connection of roof-ceiling system to masonry walls (Figures 604.10a through 604.10c)

### ROOF FRAMING (cont'd.)

- ☒ Bearing
- ☒ Cutting and notching
- ☒ Bored holes
- ☒ Lateral support and bridging
- ☒ Framing of openings
- ☒ Trusses
- ☒ Roof tie-down

## ROOF-CEILING CONSTRUCTION (cont'd.)

### RAFTERS

Grade; E = \_\_\_\_\_ F<sub>b</sub> = \_\_\_\_\_ (802.1) \_\_\_\_\_ FRTW allowable stresses/grading (802.1.1)

Rafters supporting a gypsum or plastered ceiling (cathedral type)\*

Gypsum ceiling ( $\Delta = L/240$ ) (301.6)

LL = 20: Use Table 802.4e

LL = 30: Use Table 802.4f

LL = 40: Use Table 802.4g

Plastered ceiling ( $\Delta = L/360$ ) (301.6)

LL = 20: Use Table 802.4h

LL = 30: Use Table 802.4i

LL = 40: Use Table 802.4j

Rafters not supporting a finished ceiling (attic type)\*

Low-slope (slope  $\leq 3:12$ )

(Light roofing: DL = 10 psf)

LL = 20: Use Table 802.4k

LL = 30: Use Table 802.4l

LL = 40: Use Table 802.4m

High slope (slope  $> 3:12$ )

(Heavy roofing: DL = 15 psf)

LL = 20: Use Table 802.4n

LL = 30: Use Table 802.4o

LL = 40: Use Table 802.4p

High slope (slope  $> 3:12$ )

(Light roofing: DL = 7 psf)

LL = 20: Use Table 802.4q

LL = 30: Use Table 802.4r

LL = 40: Use Table 802.4s

\* LL = Live load (psf); DL = Dead load; L = span length

### JOISTS (CEILINGS)

Grade; E = \_\_\_\_\_ F<sub>b</sub> = \_\_\_\_\_ (802.1) \_\_\_\_\_ FRTW allowable stresses/grading (802.1.1)

Joists with limited attic storage (roof slope  $> 3:12$ ) (LL = 20 psf; DL = 10 psf) (Table 301.4)\*

Plaster ceiling ( $\Delta = L/360$ ) (301.6)

Use Table 802.4a

Gypsum ceiling ( $\Delta = L/240$ ) (301.6)

Use Table 802.4b

Joists with no attic storage (roof slope  $\leq 3:12$ ) (LL = 10 psf; DL = 5 psf) (Table 301.4)\*

Plaster ceiling ( $\Delta = L/360$ ) (301.6)

Use Table 802.4c

Gypsum ceiling ( $\Delta = L/240$ ) (301.6)

Use Table 802.4d

\* LL = Live load (psf); DL = Dead load; L = span length

### PLYWOOD ROOF SHEATHING (803.2) 2302p

Grade

Thickness

FRTW allowable stresses/grading

Allowable spans (Table 503.2.1.1a)

Installation (803.2.3)

### PARTICLEBOARD ROOF SHEATHING (803.3)

Grade

### PARTICLEBOARD ROOF SHEATHING (cont'd.)

Thickness

Allowable spans (Table 803.3.2)

Installation (803.3.3)

### ATTICS

Ventilation requirements (806)

Access requirements (807)

## ROOF COVERINGS (Chapter 15)

### GENERAL (901-1505)

Load/weather resistance

Approved materials

### DECK PREPARATION (902)

Underlayment application

Underlayment attachment

## ROOF COVERINGS (cont'd.)

### ASPHALT SHINGLES (~~903~~) 1567.4.3

- ☒ Steep-slope application (slope  $\geq 4:12$ )
- ☐ Low-slope application ( $2:12 \leq \text{slope} < 4:12$ )
- ☐ Attachment (Table 903.4)
- ☐ Flashing
- ☐ Hips and ridges

### SLATE SHINGLES (904)

- ☒ Application
- ☒ Underlayment
- ☒ Valley flashing

### METAL (905)

- ☒ Application
- ☒ Roof slope
- ☒ Underlayment

### TILE, CLAY OR CONCRETE SHINGLES (906)

- ☒ Application
- ☒ Attachment
- ☒ Roof slope
- ☒ Underlayment
- ☒ Nailing and flashing

### BUILT-UP ROOFING (907)

- ☒ Underlayment
- ☒ Installation requirements

### WOOD SHINGLES (908)

- ☒ Sheathing requirements
- ☒ Installation requirements
- ☒ Attachment & exposure (Tables 908.3 & 908.3.3)
- ☒ Valley flashing
- ☐ Label

### WOOD SHAKES (909)

- ☒ Sheathing requirements
- ☒ Installation requirements
- ☒ Attachment & exposure (Tables 908.3 & 908.3.3)
- ☒ Valley flashing
- ☐ Label

### REROOFING (910)

- ☒ 25 percent or more of roof repaired, replaced or recovered
- ☒ Structural support
- ☒ Recover vs replace

## CHIMNEYS AND FIREPLACES (Chapter 2113.0 Bld. code 1206.0 mechanical)

### MASONRY CHIMNEYS (~~1001~~) 1206.0

- ☒ Construction (~~1001.1~~ & Figure 1003.1)
- ☒ Changes in dimension
- ☒ Additional load
- ☒ Termination
- ☒ Wall thickness;  $\geq 4"$
- ☒ Flue lining - material/installation
- ☒ Multiple flues
- ☒ Flue area (appliance)
- ☒ Flue area (masonry fireplace)
- ☒ Inlet
- ☒ Cleanout opening

### MASONRY CHIMNEYS (cont'd.)

- ☐ Chimney clearance
- ☐ Firestopping

### FACTORY-BUILT CHIMNEYS (1002)

- ☒ Approved and listed
- ☒ Installation

### MASONRY FIREPLACES (~~1003~~) 1400

- ☒ Construction (Figure 1003.1 & Table 1003.1)
- ☒ Fireplace walls
- ☒ Steel fireplace units
- ☒ Lintel (noncombustible)
- ☒ Hearth extension material

## CHIMNEYS AND FIREPLACES (cont'd.)

### MASONRY FIREPLACES (cont'd.)

- ☒ 1404 ☐ Hearth extension
- ☐ Fireplace clearance
- ☐ Firestopping
- ☐ Combustible materials

### FACTORY-BUILT FIREPLACES (1004)

- ☒ Approved and listed

### FACTORY-BUILT FIREPLACES (cont'd.)

- ☒ Installation

### FACTORY-BUILT FIREPLACE STOVES (1005)

- ☒ Approved and listed
- ☒ Installation

### EXTERIOR AIR SUPPLY (1006)

- ☒ Intake size

## MECHANICAL (Chapters 11-20)

*BOCA/mechanical L/1996*

- |   |  |
|---|--|
| <input type="checkbox"/> Appliance labeling (1302, 1303)              | <input type="checkbox"/> Chimney and vent location and terminations (1001, 2104)     |
| <input type="checkbox"/> Appliance access (1305, 1401)                | <input type="checkbox"/> Fuel gas pipe sizing (2609)                                 |
| <input type="checkbox"/> Appliance location (1307)                    | <input type="checkbox"/> Liquefied Petroleum Gas container location (2611)           |
| <input type="checkbox"/> Heating and cooling load calculations (1401) | <input type="checkbox"/> Oil tank location (2701)                                    |
| <input type="checkbox"/> Ventilation (Chapter 17)                     | <input type="checkbox"/> Penetrations of fireresistance rated assemblies (320.3.1.1) |
| <input type="checkbox"/> Exhaust systems (Chapter 18)                 |  |
| <input type="checkbox"/> Duct sizing (Chapter 19)                     |  |
| <input type="checkbox"/> Combustion air (Chapter 20)                  |  |

## PLUMBING (Chapters 29-38)

*STATE PLbg.*

- |  |   |
|--|---|
| <input type="checkbox"/> Water service location and depth (3103, 3104)                         | <input type="checkbox"/> Drain, waste and vent pipe sizing and riser diagram (3504, 3505, 3601) |
| <input type="checkbox"/> Sanitary and storm sewer location and depth (3103, 3104)              | <input type="checkbox"/> Backwater valves (3508)  |
| <input type="checkbox"/> Listed plastic materials (3109)                                       | <input type="checkbox"/> Private sewage disposal system design (Chapter 38)                     |
| <input type="checkbox"/> Plumbing fixtures (Chapter 32)  | <input type="checkbox"/> Penetrations of fireresistance rated assemblies (320.3.1.1)            |
| <input type="checkbox"/> Water heater size and location (Chapter 33)                           |   |
| <input type="checkbox"/> Water supply and distribution system design calculations (3403, 3409) |   |

## ELECTRICAL (Chapters 39-46)

*NFPA*

- |  |   |
|--|---|
| <input type="checkbox"/> Listed and labeled materials (3903)         | <input type="checkbox"/> Feeder requirements and load calculations (4204)       |
| <input type="checkbox"/> Service size and load calculations (4102)   | <input type="checkbox"/> Required lighting and receptacle outlets (4401, 4403)  |
| <input type="checkbox"/> Available fault current (4106)              | <input type="checkbox"/> Penetrations of fireresistance rated assemblies (3902) |
| <input type="checkbox"/> Service equipment and location (4101, 4106) |   |
| <input type="checkbox"/> Required branch circuits (4203)             |   |

## MANUFACTURED HOUSING USED AS DWELLINGS (Appendix A)

\_\_\_\_\_ Provisions adopted (114)

*N/A*

\_\_\_\_\_ Compliance with Appendix A verified

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## SWIMMING POOLS, SPAS, AND HOT TUBS (Appendix D)

\_\_\_\_\_ Provisions adopted (115)

*N/A*

\_\_\_\_\_ Compliance with Appendix D verified

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## ENERGY CONSERVATION (Appendix E)

\_\_\_\_\_ CABO Model Energy Code adopted (119)

*N/A*

## RADON CONTROL MEASURES (Appendix F)

\_\_\_\_\_ Provisions applicable (Table 301.2a & 324)

*N/A*

\_\_\_\_\_ Compliance with Appendix F verified

---

**NOTES**

# PLUMBING APPLICATION

Department of Human Services  
Division of Health Engineering

194-C-055

## PROPERTY ADDRESS

Town Or Plantation: Portland/Ho Eastfield  
Street Subdivision Lot #: #9 Maplewood Develop

## PROPERTY OWNERS NAME

Last: MacLaine First: Mary

Applicant Name: Michael Paiement

Mailing Address of Owner/Applicant (If Different): 4 Hedgewood St Sanford

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: Michael Paiement Date: 4-8-98

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

## PERMIT INFORMATION

### This Application is for

1. ☒ NEW PLUMBING
2. ☐ RELOCATED PLUMBING

### Type Of Structure To Be Served:

1. ☒ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☐ OTHER — SPECIFY \_\_\_\_\_

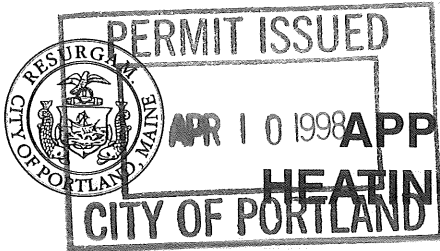
### Plumbing To Be Installed By:

1. ☒ MASTER PLUMBER
2. ☐ OIL BURNERMAN
3. ☐ MFG'D. HOUSING DEALER / MECHANIC
4. ☐ PUBLIC UTILITY EMPLOYEE
5. ☐ PROPERTY OWNER

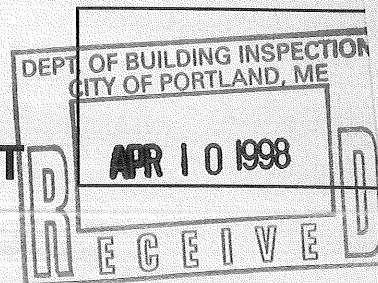
LICENSE # 012405

Hook-Up & Piping Relocation Maximum of 1 Hook-Up		Column 2 Number      Type of Fixture		Column 1 Number      Type of Fixture	
<b>OR</b> HOOK-UP: to an existing subsurface wastewater disposal system.  PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		2	Hosebibb / Sillcock	2	Bathtub (and Shower) 2"
			Floor Drain		Shower (Separate)
			Urinal	1	Sink 1 1/2"
			Drinking Fountain	3	Wash Basin 1 1/2"
			Indirect Waste	3	Water Closet (Toilet) 3"
			Water Treatment Softener, Filter, etc.	1	Clothes Washer 2"
			Grease / Oil Separator	1	Dish Washer 1 1/2"
			Dental Cuspidor	1	Garbage Disposal 1 1/2"
			Bidet		Laundry Tub
			Other: _____	1	Water Heater
<b>OR</b> TRANSFER FEE [\$6.00]		<b>Fixtures (Subtotal) Column 2</b>		1,3	<b>Fixtures (Subtotal) Column 1</b>
				2	<b>Fixtures (Subtotal) Column 2</b>
				15	<b>Total Fixtures</b>
				\$60.00	<b>Fixture Fee</b>
				\$	<b>Transfer Fee</b>
			\$	<b>Hook-Up &amp; Relocation Fee</b>	
			\$	<b>Permit Fee (Total)</b>	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE



FILL IN AND SIGN WITH INK 980336



To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

194-C-055

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

Location 40 Eastfield Rd Use of Building 1-fam Date 06 April 1998Name and address of owner of appliance MacLain, MaryInstaller's name and address Tony's HVAC 24 Congress St Biddeford, ME 04005  
Telephone 282-0523

## Location of appliance:

- ☒ Basement ☐ Floor  
☐ Attic ☐ Roof

## Type of Fuel:

- ☐ Gas ☒ Oil ☐ Solid

Appliance Name: FurnaceU.L. Approved ☒ Yes ☐ NoWill appliance be installed in accordance with the manufacture's installation instructions? ☒ Yes ☐ No

IF NO Explain: \_\_\_\_\_

## The Type of License of Installer:

- ☐ Master Plumber # \_\_\_\_\_  
☒ Solid Fuel # MS-10007672  
☐ Oil # \_\_\_\_\_  
☐ Gas # \_\_\_\_\_  
☐ Other \_\_\_\_\_

## Type of Chimney:

- ☒ Masonry Lined  
Factory built \_\_\_\_\_  
☐ Metal  
Factory Built U.L. Listing # \_\_\_\_\_  
☐ Direct Vent  
Type \_\_\_\_\_ UL# \_\_\_\_\_

## Type of Fuel Tank

- ☒ Oil  
☐ Gas

Size of Tank 275 gallonNumber of Tanks 1Distance from Tank to Center of Flame 11 feet.

cost/work 3,000 -  
fee 35 -

## Approved

Fire: Handy

Ele.: \_\_\_\_\_

Bldg.: \_\_\_\_\_

## Approved with Conditions

- ☐ See attached letter or requirement

Signature of Installer Tony S. Jordan

White - Inspection

Yellow - File

Pink - Applicant's

Gold - Assessor's Copy

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

19980011

I. D. Number

Hildreth & White

Applicant

P.O. Box 8433, Portland, ME 04104

Applicant's Mailing Address

Dan White

Consultant/Agent

772-0657 772-5042

Applicant or Agent Daytime Telephone, Fax

2/2/98

Application Date

Eastfield Rd #40 Lot #9

Project Name/Description

40 Eastfield Rd

Address of Proposed Site

194-C-055

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) \_\_\_\_\_

23,887 Sq Ft

Proposed Building square Feet or # of Units

Acreage of Site

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 \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$100.00 Date: 2/2/98

DRC Approval Status:

Reviewer Jim Wendel

☐ Approved

☒ Approved w/Conditions  
see attached

☐ Denied

Approval Date 2/11/98

Approval Expiration 2/11/99

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

☒ Additional Sheets  
Attached

☒ Condition Compliance

Jim Wendel  
signature

2/11/98  
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

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

date

signature

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

19980011

I. D. Number

**Hildreth & White**

Applicant

P.O. Box 8433, Portland, ME 04104

Applicant's Mailing Address

**Dan White**

Consultant/Agent

772-0657 772-5042

Applicant or Agent Daytime Telephone, Fax

2/2/98

Application Date

Eastfield Rd #40 Lot #9

Project Name/Description

40 Eastfield Rd

Address of Proposed Site

194-C-055

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) \_\_\_\_\_

Proposed Building square Feet or # of Units 23,887 Sq Ft Acreage of Site R-3 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 \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$100.00 Date: 2/2/98

**Inspections Approval Status:**

Reviewer Marge Schmuckal

☐ Approved ☒ Approved w/Conditions see attached ☐ Denied

Approval Date 2/24/98 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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	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			

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

19980011

I. D. Number

Hildreth & White

Applicant

P.O. Box 8433, Portland, ME 04104

Applicant's Mailing Address

Dan White

Consultant/Agent

772-0657

772-5042

Applicant or Agent Daytime Telephone, Fax

40 Eastfield Rd

Address of Proposed Site

194-C-055

Assessor's Reference: Chart-Block-Lot

2/2/98

Application Date

Eastfield Rd #40 Lot #9

Project Name/Description

**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 40 Eastfield Road *M: 995-067*, 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 all 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.

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 installed in the proposed drive area.

Broad shallow swales shall be constructed along each side line. They shall drain from front to back and daylight at the ravine to the rear of the property.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

1. Separate permits shall be required for future decks, sheds, pools and/or garage.