

City of Portland, Maine – Building or Use Permit Application 339 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 24 Haywood St		Owner: Ralph Romano Jr. Inc.		Phone:		Permit No. 950578	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Ralph Romano Jr., Inc.		Address: 42 Two Lights Rd C.E. 04107		Phone: 799-7528		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUN - 7 1995 CITY OF PORTLAND </div>	
Past Use: Vacant Land		Proposed Use: 1-fam dwelling		COST OF WORK: \$ 96,000.00 PERMIT FEE: \$ 500.00			
Proposed Project Description: Construct Single Family Dwelling		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group: R3 Type: 5B Signature: <i>[Signature]</i> BOCA 93		Zone: R-3 CBL: 194-E-003	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> 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 checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 24 May 1995				Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

1. This permit application doesn't 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..

[Handwritten Signature]

PERMIT ISSUED WITH LETTER

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 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

01 Jun 95 - Bldg Permit Routed
28 May 1995

SIGNATURE OF APPLICANT	Ralph Romano	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:	

CEO DISTRICT 4

COMMENTS

7/19 - Call for U.G. Plumbing - joint foundation all in - never called - setbacks ok depth & thickness ok - already backfilled outer perimeter. Couldn't check footing design. U.G. Pl by ok to Close (P)

9/27 Call for Plumbing Rough in - ok - Also did Framing at same time - ok to Close (P)

11/28/95 Call for C of O - not issued -

- ✓ (1) No H₂O meter in
 - ✓ (2) In House elec. Secv. not grounded
 - ✓ (3) No smoke in bedrooms, no battery backups
 - ✓ (4) Cellar Stair safety rail not to code
 - ✓ (5) Plywood Schlute hole cover in rated garage entry
 - ✓ (6) missing outlet cover plates garage entry (P)
- Owner will call when corrected

1/2/95 - All of above have been corrected - Issue C of O.

Portion

Approved Occupancy

Entire

Single family dwelling w/ attached 2 Car Garage

Limiting Conditions

None

Inspection Record

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

194-E-003

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 24 Haywood Street

Issued to Ralph Romano, Jr.

Date of Issue January 4, 1996

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. 950578, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single family dwelling
w/attached two car garage

Limiting Conditions: None

**This certificate supersedes
certificate issued**

Approved:

[Handwritten Signature]

(Date)

Inspector

[Handwritten Signature]

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: Kevin Carroll, Code Enforcement Officer

FROM: James Seymour, Acting Development Review Coordinator

DATE: November 30, 1995

SUBJECT: Permanent Certificate of Occupancy for 24 Haywood Street *JRS*

I have reviewed the single family residence at 24 Haywood Street and believe it would be acceptable to issue a permanent Certificate of Occupancy.

cc: Kathi Staples, City Engineer

Applicant: Ralph Romano
Address: 24 Haywood St
Assessors No.: 194-E-3

Date: 6/5/95

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or corner lot - cor Eastfield

Use - 1 family house with attached garage

Sewage Disposal - city

Rear Yards - 25' req. - 60'+ shown

Side Yards - 20' setback req. off Eastfield side - 8' on pt side - 20' i 8' shown

Front Yards - 25' req. → Bay window extending into front yard - ^{issue only with condition it meets 25' setback}

Projections - ^{front} Bay window - Sec. 1A-425 Bay Bay windows must meet setbacks

Height - Cape with small dormers - 1 1/2 story

Lot Area - 6,500[#] req - 9,914[#] per assessors

Building Area - ~~25%~~ lot cov. max of 2479[#] ^{ok} + 1288

Area per Family - 6,500[#] req - 9,914[#] shown ^{+ 624} (1912) shown

Width of Lot - 75' req - 100' shown

Lot Frontage - 50' req - 80'+ shown

Off-street Parking -

Loading Bays -

Site Plan - Minor/minor

Shoreland Zoning - N/A

Flood Plains - No panel 13/17 Zone C

Note close to on the mark with no leeway

draft message with owner 6/5/95 on machine

BUILDING PERMIT REPORT

DATE: 6 June / 95 ADDRESS: 24 Haywood ST

REASON FOR PERMIT: To Construct a single Family dwelling

BUILDING OWNER: Ralph Romano JR. Inc.

CONTRACTOR: " " " " " " APPROVED: X 1 *7 *9 *10

PERMIT APPLICANT: " " " " " " DENIED: * 11 *13 *14 *15

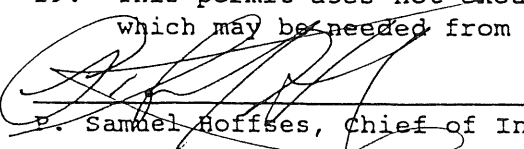
CONDITION OF APPROVAL OR DENIAL

- X 1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2. Precaution must be taken to protect concrete from freezing.
- 3. 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.
- 4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
- 5. 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.
- 6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- X 7. 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
- 8. 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.
- X 9. 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, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

- *10. 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/1993)
- *11. Guardrail & 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.
12. 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/1993)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
- *14. Headroom in habitable space is a minimum of 7'6".
- *15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 6, 1995

RE: 24 Haywood St., Portland

Mr. Ralph Romano, Jr., Inc.
12 Two Lights Terrace
Cape Elizabeth, Me 04107

Dear Sir:

our application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Site Plan Review Requirements

Development Review Coordinator-Approved with condition-(see attached memo-M. O'Sullivan, D.R.C.

Building Inspections-Approved with conditions-

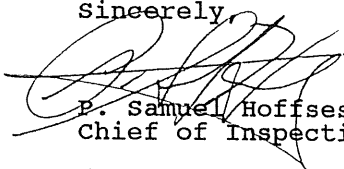
1. The front bay window shown on the plans shall and must meet the 25' front setback requirements.
2. All building projections such as stairs, bulkheads and bay windows shall meet required setbacks.
3. Required sill heights are required on all building openings such as garages and bulkheads.
4. "The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an area that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

Building Code Requirement

1. Please read and implement items 1, 7, 9, 10, 11, 13, 14 and 15 of the attached building permit report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

cc: Mr. M. O'Sullivan, Development Review Coordinator
Ms. M. Schmuckal, Asst. Chief of Inspection Services

Date _____

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: Ralph Romano JR
ADDRESS: 12 Two Lights Rd CE ME 04107
SITE ADDRESS/LOCATION: 24 Haywood St
DATE: 01 JUN 95

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to not increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

- X All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.
- X 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.
- X Your new street address is now 24 Haywood St, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- X 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.
- X A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300, ext. 8838. The Sewer Division of Parks and Public works (Jackie Wurslin at 797-5302) must be notified five(5) working days prior to sewer connection to schedule an inspector for your site.

X

As-built record information for sewer and storm service connections must be submitted to Parks and Public Works engineering Division (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

X

A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

X

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvement as necessary due to field conditions.

X

The site contractor shall establish finish grades at the building foundation to provide positive drainage. Finish grades at front of foundation (street side) shall be set above finish street/curb elevation to provide positive drainage.

X

The Development Review Coordinator (874-8300, ext. 8722) must be notified at the time the building foundation forms have been installed to perform an inspection.

cc: Paul Niehoff, Materials Engineer



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

I. D. Number _____

Address: _____

Applicant Ralph Romano Jr., Inc.

12 Two Lights Rd C.E., ME 04107

Application Date _____

Applicant's Mailing Address _____

Project Name/Description
22-28 Haywood St/3-7 Eastfield St ???

Consultant/Agent Ralph Romano - 799-7528

Address of Proposed Site 194-E-003

Applicant or Agent Daytime Telephone, Fax _____

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 Other (specify) _____
1,848 GFC 2,674 Total sq ft 9,914 sq ft R-3
 Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning R-3

Check Review Required:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____

Approval Status:

Reviewer Margie Schmuckel

- Approved **Approved w/Conditions** listed below Denied

- The front Bay window shown on the plans shall must meet the 25' front setback req.
- All building projections such as stairs bulkheads and bay windows shall meet req. setbacks
- Required sill heights are required on all bldg openings such as garages and bulkheads
- See Attached - information to existing poorly drained areas

Approval Date 6/6/95 Additional Sheets

Condition Compliance

Performance Guarantee

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an area that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

* No building permit may be issued until a performance guarantee is received.

<input type="checkbox"/> Performance Guarantee Accepted	_____ date	_____ amount	_____ expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	

FROST ST (LOT 27)



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

I. D. Number _____

Address: _____

Ralph Romano Jr., Inc.

Applicant 12 Two Lights Rd C.E., ME 04107

Application Date _____

Applicant's Mailing Address _____

Project Name/Description 22-28 Haywood St/3-7 Eastfield St ???

Consultant/Agent Ralph Romano - 799-7528

Address of Proposed Site 194-E-003

Applicant or Agent Daytime Telephone, Fax _____

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 Other (specify) _____
1,848 GFC 2,674 Total sq ft 9,914 sq ft

Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____

Approval Status:

Reviewer *[Signature]*

- Approved Approved w/Conditions listed below Denied

1. *SEE MEMO*
2. _____
3. _____
4. _____

Approval Date _____ Approval Expiration _____ date Extension to _____ date 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 | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |