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

Location of Construction: Lot 13 56 Haywood St.	Owner: Boice & Lois Eastman	Phone: 774-9241	Permit No: 980461
Owner Address: 60 Eastfield Road	Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name:	Address:	Phone:	Permit Issued: MAY – 7 1998
Past Use:	Proposed Use: single family with attached garage	COST OF WORK: $ 126,200	PERMIT FEE: $
		FIRE DEPT. ☐ Approved ☐ Denied Signature:	INSPECTION: Use Group: Type: Signature:
Proposed Project Description: single family with attached garage		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved ☐ Approved with Conditions: ☐ Denied ☐ Signature: Date:	
Permit Taken By: Judy Laplante	Date Applied For: 4/27/98--routed 4/30/98		

PERMIT ISSUED
CITY OF PORTLAND

Zone: CBL: 194 C 051

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:
- ☐ Appoved
- ☐ Approved with Conditions
- ☐ Denied

Date: _____

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

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

see pre-application 4/27/98--routed 4/30/98

SIGNATURE OF APPLICANT | ADDRESS: | DATE: | PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | PHONE:

CEO DISTRICT 2

White–Permit Desk Green–Assessor's Canary–D.P.W. Pink–Public File Ivory Card–Inspector

COMMENTS

6-10-98 Stoped By they were Pouring Footer For house 10" they have Increased the Set Back on Left Front corner of the House and will sign if the Revised Plan (TER)

6-11-98 Gave me Revised Blue Print For Front Set Back Left corner Front Forms all Set 8" wall will Be 4'6" on daylight Basement, wall drop For Rear door 4' + 10" Footer Set Back meshured, ok. to Pour

6-19-98 ok for BackFill, Drain Tile with Stone (TER).

9-21-98 Checked framing + plumbing tested + rough in OK to start insulating & sheetrocking

2nd Floor middle Front Room to Be used as a den only windows are only 5.38 sq ft

Oil Line Non in conduit, 2 Section's of 3" waste Line ar Level or Pitched Back 2nd Floor toilet Rear 1st Floor ½ Bath Front.

smokes are all working, Garage is all Fire Rated.

Rear deck needs to have openings closed up to 4".

Stair way to Basement Head Room Not 6'8" and treads Not to code.

3-22-99 all Items have Been corrected.

9-20-99 The only thing left is to install typed location on breaker Box.

Ready for Ct. of occupancy mw

Inspection Record

Type	Date
Foundation: 6-11 and 6-19 for Back fill	6-11-98
Framing:	
Plumbing:	
Final:	
Other:	

CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION 56 Haywood St. (Lot#13) 194-C-051

Issued to Noice & Lois Eastman

Date of Issue 9-20-99

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. 980461 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Entire	Use Group R-3 Type 5-B BOCA 96 Single Family Dwelling

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

9/30/99 Maryland Wing

(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.

9/30/99

N. Fee mike N 9-20-99

Area 3

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, P.E. Development Review Coordinator

DATE: September 20, 1999

RE: Certificate of Occupancy
56 Haywood Street (lot 13)

On September 10, 1999 a site visit was made to review the completion of the conditions of site plan approval dated 4/29/98.

It is our opinion that all conditions of the site plan approval have been satisfactorily completed and a **permanent certificate of occupancy** could be issued, assuming Code Enforcement has no outstanding issues.

CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: February 23, 1999

SUBJECT: Certificate of Occupancy
56 Haywood Street (lot 13)

On February 23, 1999 the site was reviewed for compliance with the conditions of approval dated 4-29-98. My comments are:

1. The landscape work could not be completed due to the time of year. This work must be completed by June 15, 1999.

2. The street number needs to be placed on the house.

It is my opinion that **when item 2 above has been completed a temporary Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

O:\PLAN\CORRESP\DRC\TEMPCO\56HAYWD.JMD

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

Building or Use Permit Application
Detached Single Family Dwelling

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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:	Lot 13 36 Haywood, St. Portland, ME

Tax Assessor's Chart, Block & Lot Number	Owner:	Telephone#:
Chart# 194 Block# C Lot# 051	Noice + Lois Eastman	(207)774-9241
Owner's Address:	**Lessee/Buyer's Name (If Applicable)**	**Cost Of Work:**
60 Eastfield, Road		$126,200
Proposed Project Description:(Please be as specific as possible)		
Singke fam w/ attached garage		
Contractor's Name, Address & Telephone		
Noice E. Eastman 60 Eastfield Road, Portland, ME 04102		

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 Not Available

3) A Plot Plan (Sample Attached)

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

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

4) Building Plans (Sample Attached)

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

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

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

Signature of applicant: Noice E Eastman	**Date:** 4/27/1998

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.

Routed 4/30/98

Applicant: Noice Eastman Date: 5/4/98

Address: 56 Haywood St (Lot #13) C-B-L: 194-C-51

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - New single family dwelling - 36'x38' with 12'x17' & 20'x30' garage

Sewage Disposal - City

Lot Street Frontage - 50' req - 50' shown

Front Yard - 25' req - 25.5' shown at closest pt

Rear Yard - 25' req. - 50'+ shown -

Side Yard - 16' req - 18.1' shown on right & 22.3' on left

Projections - front & rear bay windows

Width of Lot - 75' req - 86' at closest pt.

Height - 2½ Story

Lot Area - 6,500# 37,254#

Lot Coverage/ Impervious Surface - 25% max or 9313.5' max

Area per Family - 6,500#

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

36x38 = 1368
8x30 = 240
12x17 = 204
1812

The basement shall not be a separate unit

BUILDING PERMIT REPORT

DATE:_____ ADDRESS: 56 Haywood ST. (194-C-051)

REASON FOR PERMIT: To Construct Single family dwelling / attached garage

BUILDING OWNER: Noice & Lois EasTman

CONTRACTOR: Owner

PERMIT APPLICANT: Owner

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, *5, *6, *8, *9, *10, *12, *16, *24, *25, *26, *27,

*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 lest 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. This shall include all Site Plan requirements.
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. _____
30. _____
31. _____
32. _____

P. Samuel Hoffses, Code Enforcement
Chief Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal

BOCA®
PLAN REVIEW RECORD

Valuation: $126,200 ?
Fee: _____
Plan Review # _____
Date: 3MAY 1998

CABO
ONE AND TWO FAMILY DWELLING CODE

JURISDICTION Portland, Cumberland Maine.
(City, County, Township, etc.)

BUILDING LOCATION 56 Haywood ST. (LOT 13) CBL 194-C-051
(Street address)

BUILDING DESCRIPTION Single family dwelling with attached garage R-3

REVIEWED BY Hoffses.

Numerals indicated in parenthesis are applicable code sections of the ~~1995 Edition of the CABO One and Two Family Dwelling Code.~~ The 1996 BOCA National Building Code. 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 site plan requirements must be completed before a certificate of occupancy can be granted.	
2.	24 NOTICE before placing concrete for foundation.	
3.	Private garage must meet the requirements of section of the bldg. code.	407.0
4.	Glass & glazing shall be done in accordance with Chapter 24	2405.2
5.	Boring, cutting and notching shall be done in accordance with section 2305.	2305.d
6.	Guards & handrals	1012.2 1012.3
7.	STAIRS	1014.3
8	Sleeping room egress & rescue window	1014.4
9.	Smoke detectors	920.3.2

1/97

CORRECTION LIST		
No.	DESCRIPTION	Code Section

NOTE: Entries to this Plan Review Record that require a field check or inspection of the installation require coordination with the inspection phase of the project.

BUILDING PLANNING (Chapter 3)

LOCAL DESIGN CRITERIA *(~~301~~)*

Floor live load 40 non Sleeping 30 Sleeping 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 N/A
Winter design temp. -2
Radon N/A

LOCATION ON LOT *(~~302~~)*

705.2 1-hour rating for exterior walls located less than 3 feet from property line
Table 705.3 Exterior wall openings

ROOM PLANNING REQUIREMENTS *(~~303 through 305~~)*

Use	Area (ft^2)	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 PLBG.

- 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~~)* 24 Chapter

- Labeling
- Louvered windows or jalousies
- Human impact loads/hazardous locations
- Wind loads
- Skylights and sloped glazing

PRIVATE GARAGES *(~~309~~)* ~~407~~ 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

See building report

PRIVATE GARAGES (cont'd.)

- Floor surface noncombustible

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

OK One exit from each dwelling unit *(310.1)*
- 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)*
- Under stair protection *(310.3)*
- Exit door ≥ (3′0″ × 6′8″) *(311.1)*
- Exit access or hallway ≥ 3′ *(311.1)*
- Landings; minimum 3′ × 3′ *(312.1)*

N/A Ramp slope (1:8 maximum) *(313.1)*
N/A Ramp handrails; one required if slope > 1:12 *(313.2)*
N/A Ramp landing, minimum 3′ × 3′ *(313.3)*
OK Stairways; minimum width = 3′0″; maximum stair rise = 7¾″; minimum tread = 10″ with ¾″-1¼ ″ nosing; minimum headroom = 6′8″ *(314)*
N/A Winders *(314.4)*
- Winders, spiral, and circular stairways *(314.4 through 314.6)*
- Stairway illumination *(314.7)*
- 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)*

BUILDING PLANNING (cont'd.)

EGRESS (cont'd.)

See report Guardrails; required for porches, balconies, open sides of stairs, or raised floor surfaces > 30" above floor
Minimum guardrail height = 36" *(315.3)*

_____ Opening limitations; < 4" *(315.4)*

SMOKE DETECTORS ~~(318)~~ 920.3.2

920.3.2 Location and interconnection

_____ Power source

FOAM PLASTIC ~~(317)~~

N/A Approved

_____ Requirements

_____ Location

WALL AND CEILING FINISH *(318)*

OK Flame spread

_____ Smoke density

INSULATION *(319)*

OK Flame spread

_____ Smoke density

_____ Attic

DWELLING UNIT SEPARATION *(320)*

_____ 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)*

N/A Required

DECAY AND TERMITE AREAS *(322 & 323)*

N/A Location required *(Table 301.2a)*

_____ Adequate protection

RADON PROTECTION *(324)*

N/A Required *(Table 301.2a)* (If required see page 12)

FOUNDATIONS (Chapter 4)

WOOD FOUNDATIONS *(402.1)*

N/A Design

_____ Installation

FOOTINGS *(403)*

OK Depth below (outside) grade = 12" minimum; but below frost line except for insulated footings

_____ Insulated footing provided

_____ Soil bearing value

_____ Footing width (see page 5)

_____ Footing edge thickness = 6" minimum; footing projection = 2" minimum, but ≤ to footing thickness

FOUNDATION WALLS *(404 through 406)*

Yes Footing required under foundation wall *(403.1)*

OK Minimum wall thickness/maximum depth of unbalanced fill (see page 5)

FOUNDATION WALLS (cont'd.)

See report Drains required if habitable or usable spaces are below grade* ~~(405)~~

_____ Dampproofing if basements are below grade* ~~(406)~~

_____ Waterproofing if high water table* ~~(406.2)~~

_____ Sill plate ~~(322)~~

OK Bolting in concrete = ½" diameter bolts at 6' o.c. and within 12" from corner, 7" embedment

_____ Bolting in masonry = ½" 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)*

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
Conventional Wood Frame Construction						
1-story	16	12	10	8	7	6
2-story	19	15	12	10	8	7
3-story	22	17	14	11	10	9
4-Inch Brick Veneer over Wood Frame or 8-Inch Hollow Concrete Masonry						
1-story	19	15	12	10	8	7
2-story	25	19	15	13	11	10
3-story	31	23	19	16	13	12
8-Inch Solid or Fully Grouted Masonry						
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^2.

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[1,2]

FOUNDATION WALL CONSTRUCTION	NOMINAL THICKNESS[3] (inches)	MAXIMUM DEPTH OF UNBALANCED FILL[1] (feet)
Masonry of Hollow Units, Ungrouted	8 10 12	4 5 6
Masonry of Solid Units	6 8 10 12	3 5 6 7
Masonry of Hollow or Solid Units, Fully Grouted	8 10 12	7 8 8
Plain Concrete	6[4] 8 10 12	6 7 8 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^2.

[1] 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.

[2] The height between lateral supports shall not exceed 8 feet.

[3] The actual thickness shall not be more than ½ inch less than the required nominal thickness specified in the table.

[4] Six-inch plain concrete walls shall be formed on both sides.

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[1] (feet)	LENGTH OF WALL BETWEEN SUPPORTING MASONRY OR CONCRETE WALLS (feet)	MINIMUM WALL THICKNESS[2,3] (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[4]	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^3.

[1] Backfilling shall not be commenced until after the wall is anchored to the floor.

[2] 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 nc against the earth.

[3] The actual thickness shall not be more than ½ inch less than the required thickness specified in the table.

[4] Solid masonry shall include solid brick or concrete units and hollow masonry units with all cells grouted.

COLUMNS ~~(408)~~ 1912

OK Protection from decay or corrosion

_____ Structural requirements

_____ Anchorage

N/A Wood columns (minimum 4" square)

3½" Steel columns (minimum 3" diameter, standard weight)

CRAWL SPACE *(409)*

N/A Ventilation

N/A Access (18" × 24")

_____ Removal of debris

_____ Finished grade

FLOORS (Chapter 5)

WOOD JOISTS AND GIRDERS *(502)*

2X 10 Joists — Nonsleeping areas, LL = 40 psf *(Table 502.3.1a)*

2X 10 Joists — Sleeping areas, LL = 30 psf *(Table 502.3.1b)*

_____ Grade; E = _____ F_b = _____

_____ Girder supporting one floor only *(Table 502.3.3a)*

_____ Girder supporting more than one floor *(Table ~~502.3.3b~~)*

OK Column supporting girder *(Table 502.3.3b)*

OK Footing supporting column *(Table 502.3.3b)*

WOOD JOISTS AND GIRDERS (cont'd.)

_____ Joists under bearing partitions

Nailing Strap Bearing (1½" minimum on wood or steel; 3" or masonry) and lapped joists (3")

_____ Lateral restraint and bridging

_____ Drilling and notching

See repairs _____ Bored holes

See repairs _____ ~~Fastening~~

OK Framing of openings

N/A Floor trusses

_____ Draftstopping

FLOORS (cont'd.)

LUMBER FLOOR SHEATHING *(503.1)*

N/A Allowable span

_____ End joints

PLYWOOD FLOOR SHEATHING *(503.2)*

T&G Grade

3/4 Thickness

OK 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)*

N/A Base course: 4" thick with maximum ¾" gravel or ½" crushed stone

_____ Moisture barrier: placed over base course

_____ Construction

CONCRETE FLOORS *ON GROUND (505)*

OK Thickness: 3½" 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)*

N/A Materials

WALL CONSTRUCTION (Chapter ~~6~~) 2300

GENERAL ~~*(601)*~~

OK Design

_____ Load requirements *(301)*

WOOD CONSTRUCTION ~~*(602)*~~ 2300

_____ Grade; E = _____ F_b = _____

_____ Construction *(Figures 602.3a & 602.3b)*

_____ Stud grade _____ spacing *(Table 602.3d — see page 8)*

2X6 Exterior walls

2X4 Interior bearing walls

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

See report Drilling and notching — studs

Drilling and notching — top plate

_____ Headers *(Tables 602.6 & 602.6.2)*

_____ Firestopping

WOOD CONSTRUCTION (cont'd.)

OK Cripple walls

_____ Wall bracing *(Table 602.9)*

METAL CONSTRUCTION *(603)*

N/A Materials

MASONRY CONSTRUCTION *(604 through 607)*

N/A General design

Types of masonry

_____ Construction requirements

WINDOWS & DOORS *(608 & 609)*

OK Certification

SHEATHING *(610 & 611)*

✓ Plywood and wood structural panels *(610)*

_____ 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[1]	16	—	24[1]
3 × 4	24[1]	24	16	24
2 × 5	24	24	—	24
2 × 6	24	24	16	24

For SI: 1 inch = 25.4 mm.
[1] Shall be reduced to 16 inches if Utility grade studs are used.

WALL COVERING (Chapter 7)

INTERIOR WALL COVERING *(702)*

N/A Plaster material *(702.2)*

Plaster support *(702.2.1)*

1/2 or 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)*

Typar Sheathing paper required *(703.2)*

Yes Wood siding *(703.3)*

Cedar Attachment and minimum thickness *(Table 703.4)*

EXTERIOR WALL COVERING (cont'd.)

Cedar Clapboard Wood shakes and shingles *(703.5)*

N/A 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; 3¼ 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)*

N/A 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

See Cutting and notching

Bored holes

Repair Lateral support and bridging

Framing of openings

✓ Trusses

Roof tie-down

ROOF-CEILING CONSTRUCTION (cont'd.)

RAFTERS

_____ Grade; E = _____ F_b = _____ *(802.1)* _____ FRTW allowable stresses/grading *(802.1.1)*

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

_____ Gypsum ceiling (Δ = L/240) *(301.6)*
LL = 20: Use *Table 802.4e*
LL = 30: Use *Table 802.4f*
LL = 40: Use *Table 802.4g*

_____ Plastered ceiling (Δ = 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 ≤ 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_b = _____ *(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 (Δ = L/360) *(301.6)*
Use *Table 802.4a*

_____ Gypsum ceiling (Δ = L/240) *(301.6)*
Use *Table 802.4b*

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

_____ Plaster ceiling (Δ = L/360) *(301.6)*
Use *Table 802.4c*

_____ Gypsum ceiling (Δ = L/240) *(301.6)*
Use *Table 802.4d*

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

PLYWOOD ROOF SHEATHING *(803.2)*

CDX Grade
5/8 Thickness
_____ FRTW allowable stresses/grading
_____ Allowable spans *(Table 503.2.1.1a)*
_____ Installation *(803.2.3)*

PARTICLEBOARD ROOF SHEATHING *(803.3)*

N/A Grade

PARTICLEBOARD ROOF SHEATHING (cont'd.)

_____ Thickness
N/A Allowable spans *(Table 803.3.2)*
_____ Installation *(803.3.3)*

ATTICS

OK Ventilation requirements *(806)*
_____ Access requirements *(807)*

ROOF COVERINGS (Chapter 9)

GENERAL *(901)*

OK Load/weather resistance
Yes Approved materials

DECK PREPARATION *(902)*

#15 felt OK Underlayment application
#15 felt Underlayment attachment

ROOF COVERINGS (cont'd.)

ASPHALT SHINGLES *(903)*

_____ Steep-slope application (slope ≥ 4:12)

_____ Low-slope application (2:12 ≤ slope < 4:12)

_____ Attachment *(Table 903.4)*

✓ Flashing

_____ Hips and ridges

SLATE SHINGLES *(904)*

N/A Application

N/A Underlayment

_____ Valley flashing

METAL *(905)*

_____ Application

N/A Roof slope

N/A Underlayment

TILE, CLAY OR CONCRETE SHINGLES *(906)*

N/A Application

N/A Attachment

_____ Roof slope

_____ Underlayment

_____ Nailing and flashing

BUILT-UP ROOFING *(907)*

N/A Underlayment

_____ Installation requirements

WOOD SHINGLES *(908)*

_____ Sheathing requirements

N/A Installation requirements

N/A Attachment & exposure *(Tables 908.3 & 908.3.3)*

_____ Valley flashing

_____ Label

WOOD SHAKES *(909)*

_____ Sheathing requirements

N/A Installation requirements

N/A Attachment & exposure *(Tables 908.3 & 908.3.3)*

_____ Valley flashing

_____ Label

REROOFING *(910)*

_____ 25 percent or more of roof repaired, replaced or recovered

N/A Structural support

N/A Recover vs replace

CHIMNEYS AND FIREPLACES (Chapter 10)

MASONRY CHIMNEYS *(1001)*

see Construction *(1001.1 & Figure 1003.1)*

_____ Changes in dimension

repair Additional load

_____ Termination

_____ Wall thickness; ≥ 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)*

N/A Approved and listed

N/A Installation

MASONRY FIREPLACES *(1003)*

see 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.)

_____ Hearth extension

Yes Fireplace clearance

_____ Firestopping

_____ Combustible materials

FACTORY-BUILT FIREPLACES *(1004)*

N/A ~~Approved~~ and listed

FACTORY-BUILT FIREPLACES (cont'd.)

N/A Installation

FACTORY-BUILT FIREPLACE STOVES *(1005)*

_____ Approved and listed

_____ Installation

EXTERIOR AIR SUPPLY *(1006)*

_____ Intake size

MECHANICAL (Chapters 11-28)

BOCA 1993 Mechanical

_____ Appliance labeling *(1302, 1303)*

_____ Appliance access *(1305, 1401)*

_____ Appliance location *(1307)*

_____ Heating and cooling load calculations *(1401)*

_____ Ventilation *(Chapter 17)*

_____ Exhaust systems *(Chapter 18)*

_____ Duct sizing *(Chapter 19)*

_____ Combustion air *(Chapter 20)*

_____ Chimney and vent location and terminations *(1001, 2104)*

_____ Fuel gas pipe sizing *(2609)*

_____ Liquefied Petroleum Gas container location *(2611)*

_____ Oil tank location *(2701)*

_____ Penetrations of fireresistance rated assemblies *(320.3.1.1)*

PLUMBING (~~Chapters 29-38~~)

STATE Plumbing

_____ Water service location and depth *(3103, 3104)*

_____ Sanitary and storm sewer location and depth *(3103, 3104)*

_____ Listed plastic materials *(3109)*

_____ Plumbing fixtures *(Chapter 32)*

_____ Water heater size and location *(Chapter 33)*

_____ Water supply and distribution system design calculations *(3403, 3409)*

_____ Drain, waste and vent pipe sizing and riser diagram *(3504, 3505, 3601)*

_____ Backwater valves *(3508)*

_____ Private sewage disposal system design *(Chapter 38)*

_____ Penetrations of fireresistance rated assemblies *(320.3.1.1)*

ELECTRICAL (Chapters 39-46)

National Ele.

_____ Listed and labeled materials *(3903)*

_____ Service size and load calculations *(4102)*

_____ Available fault current *(4106)*

_____ Service equipment and location *(4101, 4106)*

_____ Required branch circuits *(4203)*

_____ Feeder requirements and load calculations *(4204)*

_____ Required lighting and receptacle outlets *(4401, 4403)*

_____ Penetrations of fireresistance rated assemblies *(3902)*

MANUFACTURED HOUSING USED AS DWELLINGS (Appendix A)

_____ Provisions adopted *(114)* N/A _____ Compliance with Appendix A verified

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

_____ Provisions adopted *(115)* N/A _____ Compliance with Appendix D verified

ENERGY CONSERVATION (Appendix E)

N/A

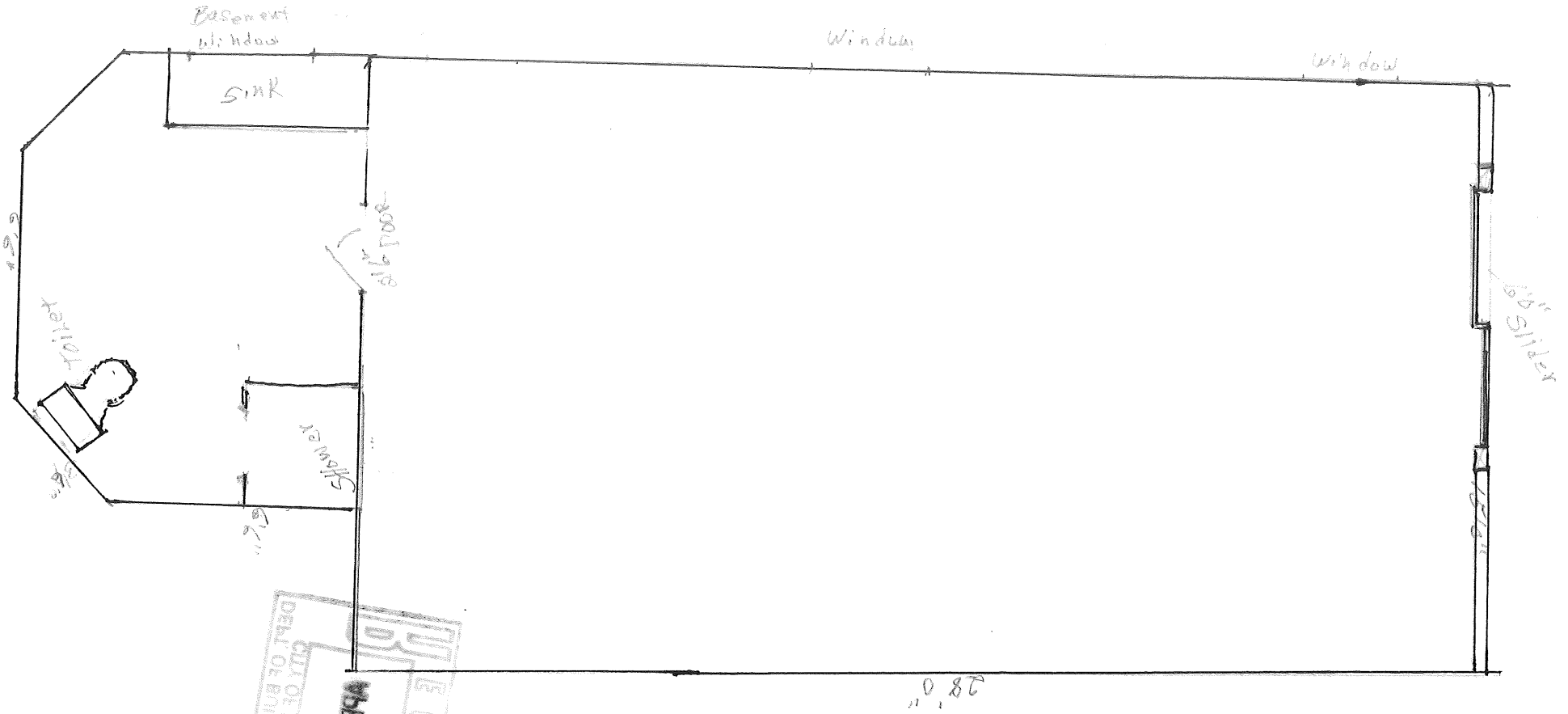
_____ CABO Model Energy Code adopted *(119)*

RADON CONTROL MEASURES (Appendix F)

N/A

_____ Provisions applicable *(Table 301.2a & 324)* _____ Compliance with Appendix F verified

NOTES



½ SHeetRock Walls – Tile Ceilings – 1 Toilet – 1 Sink – 1 Shower – Cost #1200

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

19980036
I. D. Number

Eastman Noice E
Applicant

4/28/98
Application Date

60 Eastfield Rd, Portland, ME 04102
Applicant's Mailing Address

Maple Woods lot 13
Project Name/Description

Consultant/Agent

56 Haywood St
Address of Proposed Site

774-9241
Applicant or Agent Daytime Telephone, Fax

194-C-051
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)

2179 sq. ft/	.86	R-3
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
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other

Fees Paid: Site Plan $50.00 Subdivision Engineer Review $100.00 Date: 4/27/98

DRC Approval Status:

Reviewer Jim Wendel

☐ **Approved** ☒ **Approved w/Conditions** see attached ☐ **Denied**

Approval Date 4/29/98 Approval Expiration 4/29/99 Extension to ☒ Additional Sheets Attached

☐ Condition Compliance Jim Wendel (signature) 4/29/98 (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

19980036
I. D. Number

Eastman Noice E
Applicant

4/28/98
Application Date

60 Eastfield Rd, Portland, ME 04102
Applicant's Mailing Address

Maple Woods lot 13
Project Name/Description

Consultant/Agent

56 Haywood St
Address of Proposed Site

774-9241
Applicant or Agent Daytime Telephone, Fax

194-C-051
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)

2179 sq. ft/
Proposed Building square Feet or # of Units

37,254 sq. ft.
Acreage of Site

R-3
Zoning

Check Review Required:

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

Fees Paid: Site Plan $50.00 Subdivision Engineer Review $100.00 Date: 4/27/98

Inspections Approval Status:

Reviewer Marge Schmuckal

☐ **Approved**
☒ **Approved w/Conditions** see attached
☐ **Denied**

Approval Date 5/4/98 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

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

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

19980036
I. D. Number

Eastman Noice E
Applicant

4/28/98
Application Date

60 Eastfield Rd, Portland, ME 04102
Applicant's Mailing Address

Maple Woods lot 13
Project Name/Description

Consultant/Agent

56 Haywood St
Address of Proposed Site

774-9241
Applicant or Agent Daytime Telephone, Fax

194-C-051
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to Site Plan Review (Addendum) Conditions of Approval:

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 56 Haywood Street , the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

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

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

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. Silt fence shall be installed downgradient of all disturbed area. A crushed stone construction entrance shall be installed for the entrance to the site.

Planning Conditions of Approval

Inspections Conditions of Approval

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

2. The basement area shall not be used as a separate living unit. No separate kitchen equipment shall be installed (cooking, cabinets, sinks, refrigerator et

3. Before the basement slider door is installed, this office shall be given plans showing stairs, or whatever is needed to access the ground.

Fire Conditions of Approval