

City of Portland, Maine – Building or Use Permit Application

389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 62 Cobb Ave		Owner: L C Weeks & Sons Inc		Phone: 883-2725		Permit #: 950066	
Owner Address: 151 Black Point Rd Scarborough		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Eaton		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JAN 30 1995 CITY OF PORTLAND </div>	
Past Use: vacant lot		Proposed Use: const 1-fam dwlg w gar		COST OF WORK: \$ 30,000 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		PERMIT FEE: \$3320 INSPECTION: Use Group A Type BB BOC #93 Signature: [Signature]	
Proposed Project Description: const 1-fam dwlg w gar				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoning: CBL 210 B 38 Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: L Chase		Date Applied For: 1/6/95					

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..

Call 783-2725 for pickup

**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

SIGNATURE OF APPLICANT

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

MA Carroll

COMMENTS

4/10/95 - Footing Pours - Elevations & Grading ok'd by M. O'Sullivan & J. Seymour

4/13/95 - Foundation ok & backfill

5/3/95 - Basic structural framing ok

7/1/96 Transf to A. Powers

8/13/98 - Met Mr. Weeks on site - Still doing slow in work 1/2 days a month - Also just started grading for site work - will be done this fall - No target date for completion

7-20-99 Oil Line Needs conduit to Be Brought above concrete Floor, all Smokes Sounded, all Plumbing is trapped. Dish washer is Seperate, 3 Bed Rooms have Egress windows Front Steps ok. Per Boca 93 Rules

I have Received

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 62 Cobb Ave

Issued to L.C. Weeks & Sons

C.B.L. 210-B-38

Date of Issue July 23, 1999

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. 950066, 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

APPROVED OCCUPANCY

single family w/garage

Boca 93

Use group R3

Type5B

Limiting Conditions:

**This certificate supersedes
certificate issued**

Approved:

10-15-99 M. Nugent

(Date)

Inspector

R. Samuel

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.

10-14-99 Fee waived M. Nugent

Applicant: L C Weeks & Sons, INC.

Date: 1/26/95

Address: 62 Cobb Ave

Assessors No.: 210 - B - 38

CHECK LIST AGAINST ZONING ORDINANCE

Date - NEW

Zone Location - R-2

Interior or corner lot -

Use - 1 family with attached 2-car garage

Sewage Disposal - City

Rear Yards - 40' shown - 25' req.

Side Yards - 32' & 14' shown - 14' ~~req.~~

Front Yards - 27' shown - 25' req.

Projections - bulkhead (rear) front stairs

Height - 35' MAX

Lot Area - 10,000 \pm shown - 10,000 \pm req.

Building Area - 905.6 \pm + 535.2 \pm = 1440.8 \pm shown

Area per Family - 10,000 \pm min.

Width of Lot - 100' shown

Lot Frontage - 100' shown - 50' req.

Off-street Parking -

Loading Bays -

lot coverage 14% shown - 20% max

Site Plan -

Shoreland Zoning -

Flood Plains -

12' ok on right (garage) side
Per P.S.H. in Tel/Comm

BUILDING PERMIT REPORT

DATE: 30/Jar/95 Address 62 Cobb Ave.

REASON FOR PERMIT: To Construct a single family dwelling w/ garage

BLDG. OWNER: L.C. Weeks & Son Inc.

CONTRACTOR: Owner

APPROVED:

PERMIT APPLICANT: *1*2*7*9*10*11*13*14*15*16

DENIED:

CONDITION OF APPROVAL OR DENIAL:

- *1. Before concrete for foundation is placed, approvals from Public Works and Inspection Service 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 register land surveyor check all foundation forms before concrete is placed.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
5. Each apartment shall have access to (2) separate, remote and approved means of egress. A single exit is acceptable when its 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 system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An indication shut-off valve shall be installed in an accessible locations 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. ft. per sprinkler.
- *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 opening without the use of special knowledge or separated tools. Where windows are provided as a 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 room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm) and a minimum net clear opening of 5.7 sq.ft.
8. This permit does not preclude the applicant from obtaining any license needed from the City Clerk's office.

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 building code 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.

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. 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 Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, 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. & 1024.0 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.

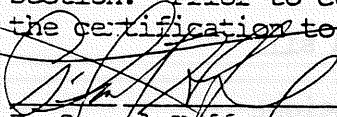
14. Headroom in habitable space is a minimum of 7'6".

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.

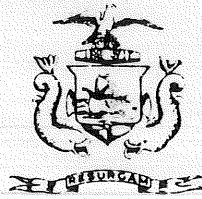
17. Section 25-135 of the Municipal Code for the City of Portland states "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

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.


P. Samuel Hoffses
Chief of Inspections

/cmm 01/14/94(redo w/additions)

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 30, 1995

RE: 62 Cobb Ave., Portland

L. C. Weeks & Sons Inc.
151 Black Point Road
Scarboro, ME 04074

Dear Sir:

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

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

Site Plan Review Requirements

Inspection Services Approved M. Schmuckal
Planning Division Approved with conditions (See Attached) O. McCullough

Building Code Requirements

Please read and implement items 1, 2, 7, 9, 10, 11, 13, 14, 15 and 16 of the 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: Marge Schmuckal, Asst. Chief of Inspection Services
Jim Seymore, PE Planning

BLACK ELECTRIC
24 UNDERHILL DR.
GORHAM, ME 04038
(207) 893-2269

October 13, 1999

City of Portland
Attn: Mike Collins
Electrical Inspector

Re: 62 Cobb Ave. Portland, ME 04102

This is to certify that all electrical work performed at the above address was done in accordance to the National Electrical Codes and city standards.

The electrical permit was obtained and rough-in inspection was performed by previous electrical inspector in January of 1996.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas F. Black', with a stylized flourish at the end.

Thomas F. Black
Lic. # 10181

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

APPLICANT: L.C. WEEKS & SONS, INC.
ADDRESS: 151 BLACK POINT RD. SCARBORO, ME. 04074
SITE ADDRESS/LOCATION: 62 Cobb Ave.
DATE: 1/11/98

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

✓

All damage to sidewalk, curb, street, or public utilities shall be repaired 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. EXISTING TREES MAY USED W/ APPROVAL
by DRC

✓

Your new street address is now 62 Cobb Ave., 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.

✓

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. A SEWER CONNECTION FEE WILL ALSO
be required (\$1,000).

✓
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.

✓
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.)

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

✓
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.

✓
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.

✓
PRIOR TO ANY CONSTRUCTION ACTIVITIES
The site contractor shall call the Development Review Coordinator (874-8300 ext. 8722) to schedule a preconstruction meeting to review lot grading. At that time lot grading requirements will be determined.

cc:

Paul Niehoff, Materials Engineer

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Date

Applicant

Mailing Address

Address of Proposed Site

Proposed Use of Site

Site Identifier(s) from Assessors Maps

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors

Board of Appeals Action Required: () Yes () No

Total Floor Area

Planning Board Action Required: () Yes () No

Other Comments:

Date Dept. Review Due:

PLANNING DEPARTMENT REVIEW

(Date Received)

☐ Major Development — Requires Planning Board Approval: Review Initiated☐ Minor Development — Staff Review Below

Note: Received yellow form only okay to consider as Blue form

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	Approved w/ attached conditions											
APPROVED CONDITIONALLY												CONDITIONS SPECIFIED BELOW
DISAPPROVED												REASONS SPECIFIED BELOW

REASONS:

(Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

L. C. Weeks & Sons Inc
 Applicant
151 Black Point RD- Scarborough, ME 04074

1/6/95
 Date

const 1-fam dwlg w att 2-car gar
 Mailing Address

62 Cobb Ave
 Address of Proposed Site
210-b-38

10,000 sq ft / appx 28'x32'
 Proposed Use of Site

Site Identifier(s) from Assessors Maps

appx 24'x22'
 Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: contact person: Donald Weeks 883-2725

Date Dept. Review Due: _____

Minor Minor Site plan

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- ☐ Use does NOT comply with Zoning Ordinance
- ☐ Requires Board of Appeals Action
- ☐ Requires Planning Board/City Council Action

Explanation _____

- ☐ Use complies with Zoning Ordinance — Staff Review Below

Zoning:
 SPACE & BULK,
 as applicable

COMPLIES

COMPLIES
 CONDITIONALLY

DOES NOT
 COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
<u>1/6/95</u>	<u>R-2</u>																

CONDITIONS
 SPECIFIED
 BELOW

REASONS
 SPECIFIED
 BELOW

REASONS: _____

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL