



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 72 Tide Mill Road 212-A-055

Issued to Joseph Luong

Date of Issue Feb. 29 2000

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. 990468, 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 use group R3  
type 5B Boca 96

Limiting Conditions:

Temperary C OF O until June 1, 2000

This certificate supersedes  
certificate issued

Approved:

2/29/00 *Kimland Wing*  
.....  
(Date) Inspector

*P. 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.

*2/29/00*

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

Location of Construction: <b>72 Tidemill Rd. Portland 04102</b>		Owner: <b>Joseph H. Luong</b>	Phone: <b>(207) 774-2595</b>	Permit No: <b>990468</b>
Owner Address: <b>143 Granby Rd. So. Portland 04106</b>		Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: <b>Joseph H. Luong</b>		Address: <b>143 Granby Rd. So. Portland, Me.</b>		Phone: <b>(207) 671-9554</b>
Past Use: <b>Vacant Land Single Family</b>	Proposed Use: <b>Same</b>	<b>COST OF WORK:</b> \$ <b>120,000.00</b>	<b>PERMIT FEE:</b> \$ <b>620.00</b>	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>  <b>MAY 12 1999</b>  <b>CITY OF PORTLAND</b> </div> Zone: <b>CBL: 212-A-055</b>
		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: <b>A3</b> Type: <b>5/2</b>	
Proposed Project Description: <b>Single Family / New Construction / Attached 2 Car Garage</b>		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		
Permit Taken By: <b>U.B.</b>	Date Applied For: <b>April 30th, 1999</b>	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____ <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

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

PERMIT ISSUED WITH REQUIREMENTS

**CERTIFICATION**

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: <b>May 3rd, 1999</b>	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

PERMIT ISSUED

MAY 12 1999

CITY OF PORTLAND

Zone: **CBL: 212-A-055**

**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: 5/4/99

**CEO DISTRICT** 3



COMMENTS

(44-45 km)

5-20-99 Returned call to Mr Long and have asked him to call for pre construction

5-24-99 Did Pre construction with Mr Long went over Set Backs and List of conditions. Smoke, Fire wall, windows, Stairs, Girders, Duct work. Head Height will be 6'8" under Steel Beams in Basement. (J.R)

5-25-99 Storey Brothers has started to clear the lot and will call when the Foundation is Ready for Backfill I Reminded them of site containment. (J.R)

6-1-99 Foundation ok to Backfill. Set Back ok. Stairs to Basement. will only be 34" wide. check with Sam on change (J.R)

6-10-99 went to the site he has changed the <sup>Building</sup> ~~Site~~ around the carpenter will correct the Plans I also told him to come in for the amendment to the Building Plans.

ask for Easement Rights from emp in form of letter

7-16-99 Cellar stairs to much rise over 8" Owner will install new stairs Dad framing snip. w/owner Muly

8-25-00 all work is completed. Did find shrap. on interior everything completed OK for Temp Cert-of-Occ

Inspection Record

Type

Date

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_



**BUILDING PERMIT REPORT**

DATE: 5 May 1999 ADDRESS: Lot #8 Tide Mill Rd. CBL: 212-A-055  
 REASON FOR PERMIT: Construct a single family dwelling / garage.  
 BUILDING OWNER: Joseph H. Luong  
 PERMIT APPLICANT: SAME / Contractor SAME  
 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, \*4, \*5, \*8, \*9, \*11, \*13, \*15, \*19, \*27, \*28, \*29, \*30, \*32, \*33

- \*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. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- \*4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
- \*5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 7. 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.
- \*8. 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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- \*9. 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). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- \*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 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 36" 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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- \*12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- \*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- \*14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- \*15. 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. (Section 1018.6)
- 16. 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. (Section 1010.1)
- 17. 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.) (Section 710.0)

- 18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
- X19. 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 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) Section 920.3.2.
- 20. 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. (Section 921.0)
- 21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
- 24. 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".
- 25. 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 the Division of Inspection Services.
- 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- X28. All requirements must be met before a final Certificate of Occupancy is issued.
- X29. 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).
- A30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- (31) Please read and implement the attached Land Use Zoning report requirements. *see attached*
- X32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- X33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X34. All Steel beams MUST have structural analysis done by a structural engineer and submitted to this office for approval
- 35. \_\_\_\_\_
- 36. \_\_\_\_\_

 Samuel Hoffses, Building Inspector  
 cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.



# PLUMBING APPLICATION

City of Port.  
- 212-A-055

Department of Human Services  
Division of Health Engineering  
(207) 289-3826

## PROPERTY ADDRESS

Town Or Plantation	Portland
Street Subdivision Lot #	72 Tide Mill Rd Lot 8

## PROPERTY OWNERS NAME

Last:	Luong	First:	Joe
Applicant Name:	MARK OBRION P+H Inc		
Mailing Address of Owner/Applicant (If Different)	9 Broadmoor Dr Cumberland Ctr. ME 04021		

PORTLAND Date Permit Issued: 6/25/99

6934 TOWN COPY \$ 76 FEE Double Fee Charged

L.P.I. # 0129

*[Signature]*  
Local Plumbing Inspector Signature

## 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.

*Mark O'Brien* 6/23/99  
Signature of Owner/Applicant Date

## 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

<b>This Application is for</b> 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	<b>Type Of Structure To Be Served:</b> 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	<b>Plumbing To Be Installed By:</b> 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER  LICENSE # 0,2,3,2,1
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	Hook-Up & Piping Relocation Maximum of 1 Hook-Up		Column 2 Type of Fixture		Column 1 Type of Fixture	
		Number		Number		Number
<b>OR</b> HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.  HOOK-UP: to an existing subsurface wastewater disposal system.		2	Hosebibb / Sillcock	2	Bathtub (and Shower)	
			Floor Drain	1	Shower (Separate)	
			Urinal	1	Sink	
			Drinking Fountain	5	Wash Basin	
			Indirect Waste	3	Water Closet (Toilet)	
			Water Treatment Softener, Filter, etc.	1	Clothes Washer	
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.			Grease/Oil Separator	1	Dish Washer	
			Dental Cuspidor	1	Garbage Disposal	
			Bidet	1	Laundry Tub	
Number of Hook-Ups & Relocations			Other: _____	1	Water Heater	
\$ Hook-Up & Relocation Fee			<b>Fixtures (Subtotal) Column 2</b>	17	<b>Fixtures (Subtotal) Column 1</b>	
				2	<b>Fixtures (Subtotal) Column 2</b>	
					<b>Total Fixtures</b>	
				\$ 76.00	<b>Fixture Fee</b>	
				\$ 00.00	<b>Hook-Up &amp; Relocation Fee</b>	
				\$ 76.00	<b>Permit Fee (Total)</b>	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY



**PLUMBING APPLICATION**

**Caution: Permit Required**  
Please do not be misled with a permit is shown here as the local plumbing inspector. The permit does not authorize the owner or installer to install the plumbing in accordance with the applicable and the Main Plumbing Code.

PROPERTY ADDRESS  
1234 Main St  
City, State, Zip

PROPERTY OWNERS NAME  
MARK & JANE DOE

OWNERS/APPLICANT STATEMENT  
I hereby certify that the information furnished is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

**Caution: Inspection Required**  
This permit is valid only for the work specified on the permit. No other work shall be done without a separate permit.

**TYPE OF STRUCTURE TO BE SERVED**

1. NEW PLUMBING  
2. RELOCATED PLUMBING  
3. SINGLE FAMILY DWELLING  
4. MULTIPLE FAMILY DWELLING  
5. MODULAR OR MOBILE HOME  
6. OTHER - SPECIFY \_\_\_\_\_

**PLUMBING TO BE INSTALLED BY:**

1. MASTER PLUMBER  
2. JOURNEYMEN  
3. TRAINED HIGH SCHOOL MECHANIC  
4. HIGH SCHOOL GRADUATE  
5. PROPERTY OWNER

Item No.	Quantity	Unit	Notes
1	1	Hour	Hourly Rate
2	1	Hour	Hourly Rate
3	1	Hour	Hourly Rate
4	1	Hour	Hourly Rate
5	1	Hour	Hourly Rate
6	1	Hour	Hourly Rate
7	1	Hour	Hourly Rate
8	1	Hour	Hourly Rate
9	1	Hour	Hourly Rate
10	1	Hour	Hourly Rate
11	1	Hour	Hourly Rate
12	1	Hour	Hourly Rate
13	1	Hour	Hourly Rate
14	1	Hour	Hourly Rate
15	1	Hour	Hourly Rate
16	1	Hour	Hourly Rate
17	1	Hour	Hourly Rate
18	1	Hour	Hourly Rate
19	1	Hour	Hourly Rate
20	1	Hour	Hourly Rate

**SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE**

PLUMBING PERMIT FEE: \$100.00

INSPECTION FEE: \$50.00

TOTAL FEE: \$150.00

DATE: 10/15/2023

APPLICANT: MARK & JANE DOE

ADDRESS: 1234 Main St