

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

Location of Construction: 16 Tide Mill Rd		Owner: Smith, David & Cheryl		Phone:		Permit No: <b>940865</b>
Owner Address: 340 Sawyer St So Fldf, ME 04106		Leasee/Buyer's Name:		Phone:		
Contractor Name: Tim Higgins		Address: 173 Maine Ave Fldf, ME 04103		Phone: 797-2129		Zoning Approval: <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"/>
Past Use: Vacant Lot		Proposed Use: 1-fam dwelling		<b>COST OF WORK:</b> \$ 77,000. <b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <b>Signature:</b>		
Proposed Project Description: Construct 1-fam dwelling				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)</b> Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> <b>Signature:</b> <span style="float: right;"><b>Date:</b></span>		<b>Zoning Appeal</b> <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  <b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review  <b>Action:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied  <b>Date:</b> 8/11/94

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..

**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 Timothy Higgins	ADDRESS:	DATE: 10 Aug 1994	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT 4

COMMENTS

9/6/94 Called for Fo. Insp - Stakes not out - No  $\text{P}$

9/9/94 Stakes now out - Measures ok - ok to Pour  $\text{P}$

11/9/94 Framing & rough plumbing ok - ok to Close  $\text{P}$

12/13/94 Plumbing & finish almost done  $\text{P}$

12/21 AM Call for Final - Not ready - Handrails, Walkways & Ground faults in Bathroom not done  $\text{P}$

12/21 PM Called back - ok for Temp C.O. - Owen M. ok for Temp w/conditions

12/22 Issue Temp C.O. w/conditions by Owens M. - Expires MAY 15, 1995

Occupancy Single Family w/2 Car Garage attached - No Deck, Unfinished Room above garage

Limiting Condition - 3 conditions as per Owens M. Letter Dated 12/20/94

Note: Per Jim Robbins Street address changed to #16 tide mill RD

Jim Robbins  
x 8837

Inspection Record

Type	Date
Foundation: <input checked="" type="checkbox"/>	9/9/94
Framing: <input checked="" type="checkbox"/>	11/9/94
Plumbing: 11/9 - 12/13	
Final: 12/22	
Other: Vermin	



CITY OF PORTLAND, MAINE

Department of Building Inspection

Temporary - to expire 15 May 1994

# Certificate of Occupancy

LOCATION 16 Tide Mill Rd (Lot #2) 212-A-061

Issued to Richard Libby

Date of Issue 22 Dec 94

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. 94/0865, 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/2 car garage att-No deck  
unfinished room above garage

Limiting Conditions: 1) Final lot grading, loam, seed and mulch shall be completed by 15 May 95. 2) City of Portland approved street trees shall be installed no later than 15 May 95. 3) Street number shall be displayed on house and be visible from street.

This certificate supersedes certificate issued

Approved:

12/22/94

(Date)

Inspector

Inspector of Buildings

Elec. dc  
Per SB

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.

Kevin

spoke w/ Jim

OK - for #16

will follow up  
w/ memo.

~~Handwritten scribble~~ *Klein*

**TO:** Mary Gresik, Permit Secretary  
**FROM:** Owens McCullough, Acting Development Review Coordinator *AM*  
**DATE:** December 20, 1994  
**SUBJECT:** 18 Tide Mill Road - Lot #2

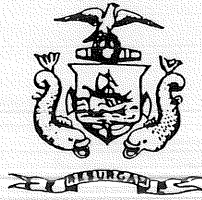
A temporary Certificate of Occupancy may be issued for 18 Tide Mill Road with the following conditions:

1. Final lot grading, loam, seed and mulch shall be completed no later than May 15, 1995.
2. (2) City of Portland approved street trees shall be installed no later than May 15, 1995.
3. Street number shall be displayed on house and be visible from street.

*Drop permit off if ok.*

*Mary*

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

August 19, 1994

RE: 18 Tide Mill Road

Tim Higgins  
123 Maine Ave.  
Portland, ME 04103

Dear Tim Higgins:

Your application to construct a one-family dwelling as per plan 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.**

1. All the conditions indicated on the attached site plan review conditions of approval by Owens McCullough must be met.
2. This is a one family dwelling only at this time. Any change in this status would require a separate permit.
3. All the conditions on the attached building permit report must be met. (starred items (1, 3, 7, 8, 9, 10, 12, 13, 14, and 15)

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

Sincerely,

Marge Schmuckal  
Asst. Chief of Inspection Services

/el

cc: David & Cheryl Smith, 340 Sawyer St., South Portland, ME 04106  
Owens McCullough, Planning

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

APPLICANT: TIMOTHY HIGGINS

ADDRESS: 123 MAINE AVE

SITE ADDRESS/LOCATION: 18 TIDE MILL ROAD

DATE: 8/11/94

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.
- Your new street address is now 18 TIDE MILL ROAD, 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 closings 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.
- As-built record information for sewer and storm service connections must be submitted to Parks & Public Works Engineering Division (55 Portland St.) 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. 8822. (Only excavators licensed by the City of Portland are eligible).
- DRIVEWAY ACCESS TO BE FROM EXISTING CURB CUT. ESTABLISH FINISH GRADE ELEVATIONS AT FOUNDATION AND WITHIN LOT TO PROVIDE POSITIVE DRAINAGE. GRADES SHOULD BE CONSISTANT WITH ADJUTTING LOTS. SEE ATTACHED cc: P. Niehoff SITE PLAN, DATED AUGUST 4, 1994

BUILDING PERMIT REPORT

Address 18 Tide Mill Rd Date 8/19/94

Reason for Permit construct 1-family Dwelling

Bldg. Owner: DAVID & Cheryl Smith

Contractor: Tim Higgins, 123 Maine Ave, Portland

Permit Applicant: contractor

Approval: with conditions (starred items #1, 3, 7, 8, 9, 10, 12, 13, 14, 15)

CONDITION OF APPROVAL:

- \*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 register 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) 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 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 system 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 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 square feet 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 separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) 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.

(over)



\* 8. 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

\* 9. 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; walls 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).

\* 10. 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.

11. 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).

\* 12. Stair construction in Use Group R-3, R-4 is a minimum of 9" tread and 8-1/4" maximum rise.

\* 13. Headroom in habitable space is a minimum of 7'6".

\* 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

\* 15. 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 or occupancy is issued or demolition permit is granted.

16. 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".

17. 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  
P. Samuel Hoffses  
Chief of Inspections

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

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

Applicant Timothy Higgins  
123 Maine Ave  
 Mailing Address single family dwelling  
 Proposed Use of Site 0.50 acres / 21,000 s.f. 18,324 sq ft.  
 Acreage of Site / Ground Floor Coverage Site acreage

18 Tide Mill Rd Date 8/10/94  
Lot #2 Harrow Farm Estates (Tide Mill Rd.)  
 Address of Proposed Site 212-A-061  
 Site Identifier(s) from Assessors Maps R-2  
 Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No  
 Board of Appeals Action Required: ( ) Yes ( ) No  
 Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors 2  
 Total Floor Area 21,000 s.f.

Other Comments: \_\_\_\_\_  
 Date Dept. Review Due: \_\_\_\_\_

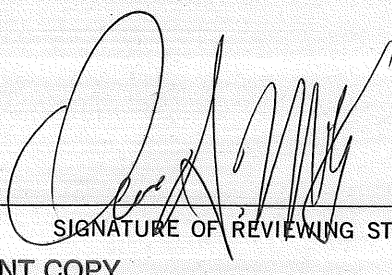
**PUBLIC WORKS DEPARTMENT REVIEW**

(Date Received) \_\_\_\_\_

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																
APPROVED CONDITIONALLY	SEE ATTACHED CONDITIONS OF APPROVAL															CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

 8/11/94  
 SIGNATURE OF REVIEWING STAFF/DATE

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

Applicant Timothy Higgins  
123 Maine Ave  
 Mailing Address single family dwelling  
 Proposed Use of Site 0.50 acres / ~~21,000 sq ft~~ 18,324 sq ft  
 Acreage of Site / Ground Floor Coverage                      Site acreage

Date 8/10/94  
18 Tide Mill Rd  
 Address of Proposed Site Lot #2 Harrow Farm Estates (Tide Mill Rd.)  
212-A-061  
 Site Identifier(s) from Assessors Maps R-2  
 Zoning of Proposed Site                     

Site Location Review (DEP) Required: ( ) Yes ( ) No  
 Board of Appeals Action Required: ( ) Yes ( ) No  
 Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors 2  
 Total Floor Area 21,000 s.f.

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

Date Dept. Review Due: \_\_\_\_\_

**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 \_\_\_\_\_

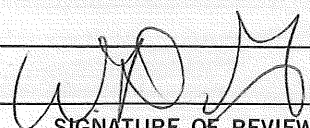
Use complies with Zoning Ordinance — Staff Review Below

Zoning: **SPACE & BULK,**  
as applicable

	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
COMPLIES																		
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		

CONDITIONS SPECIFIED BELOW  
 REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

  
 \_\_\_\_\_  
 SIGNATURE OF REVIEWING STAFF/DATE

Applicant: Tim Higgins  
Address: 18 Tide Mill Rd.  
Assessors No.: 212-A-61

Date: 8-17-94

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R2

Interior or corner lot -

Use - single

Sewage Disposal - city

Rear Yards - 25'+

Side Yards - 14'+ 14' req.

Front Yards - 25'+

Projections - none

Height - 2 story

Lot Area - 18,324 sq ft

Building Area - OK

Area per Family - entire

Width of Lot - OK

Lot Frontage - OK

Off-street Parking - OK

Loading Bays - N/A

Site Plan -

Shoreland Zoning -

Flood Plains -