

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

Location of Construction: <i>69</i> Holm Ave		Owner: Cloutier, Andrew		Phone: 774-1242		Permit No: <b>981417</b> <i>309117</i>
Owner Address:		Lessee/Buyer's Name:		Phone:		
Contractor Name: Andrew Cloutier		Address: 122 Keswick Rd So. Portland, ME		Phone: 04106 774-1242		Zoning: <b>CBL:</b> 274-B-007 <i>R-3</i>
Past Use:  Vacant Land		Proposed Use:  1-fam		COST OF WORK: \$ 65,000.00		
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>R3</i> Type: <i>5B</i> <i>BOCA 96</i>
Proposed Project Description:  Construct Single Family Dwelling				Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied		
Permit Taken By:  UB		Date Applied For:  25 November 1998				

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**

**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: *S*

**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

30 November 1998

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

TR/MW  
 CEO DISTRICT **3**

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

Location of Construction: <b>69 Holm Ave</b>		Owner: <b>Cloutier, Andrew</b>		Phone: <b>774-1242</b>		Permit No: <b>981417</b>	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: <b>Andrew Cloutier</b>		Address: <b>122 Keswick Rd So. Portland, ME</b>		Phone: <b>04106 774-1242</b>		Permit Issued: <b>DEC 16 1998</b>	
Past Use: <b>Vacant Land</b>		Proposed Use: <b>1-fam</b>		COST OF WORK: <b>\$ 65,000.00</b>		PERMIT FEE: <b>\$ 645.00</b>	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <b>R3</b> Type: <b>5B</b> <b>BOCA 96</b>	
Proposed Project Description: <b>Construct Single Family Dwelling</b>				Signature:		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: <b>R-3</b> CBL: <b>274-B-007</b>	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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	
Permit Taken By: <b>UB</b>		Date Applied For: <b>25 November 1998</b>					

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*P/u*

PERMIT ISSUED WITH REQUIREMENTS

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SIGNATURE OF APPLICANT	ADDRESS:	DATE: <b>30 November 1998</b>	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

- Historic Preservation**
- Not in District or Landmark
  - Does Not Require Review
  - Requires Review

Action:

- Approved
- Approved with Conditions
- Denied

Date:                     

TRY MW

CEO DISTRICT **3**

COMMENTS

- 1-4-99 Talked to Mrs cloutier I will call Back Later. (TR)
- 1-4-99 Did Pre construction we went through Entire List of conditions. Including Stairs needing to Be 10" Treads. and Dryer vent needing to Be Flex'ial"
- 2-22-99 met with mr cloutier and gave him copies of the Site Plan and a copy of the Stair diagram (TR)
- 2-26-99 No one working on site (TR)
- 3-25-99 Framing of Stairs are Being changed to meet code marland checked Rough in on Plumbing (TR)
- 6-2-99 - Plumbing ok. Smokes all Sounded. Stairs ok, windows all Meet Egress in sleeping Rooms, Andrew will close in the Risers on the Rear Stairs. Ready for cofc

Inspection Record		Date
Type		
Foundation:	_____	_____
Framing:	OK TR	3-25-99
Plumbing:	_____	_____
Final:	OK TR	6-2-99
Other:	_____	_____



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 69 Holm Avenue CBL#274-B-007

Issued to Andrew Cloutier

Date of Issue

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. 981417, 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  
BOCA 1996  
Group R 3  
Type 5 B

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

6-7-99

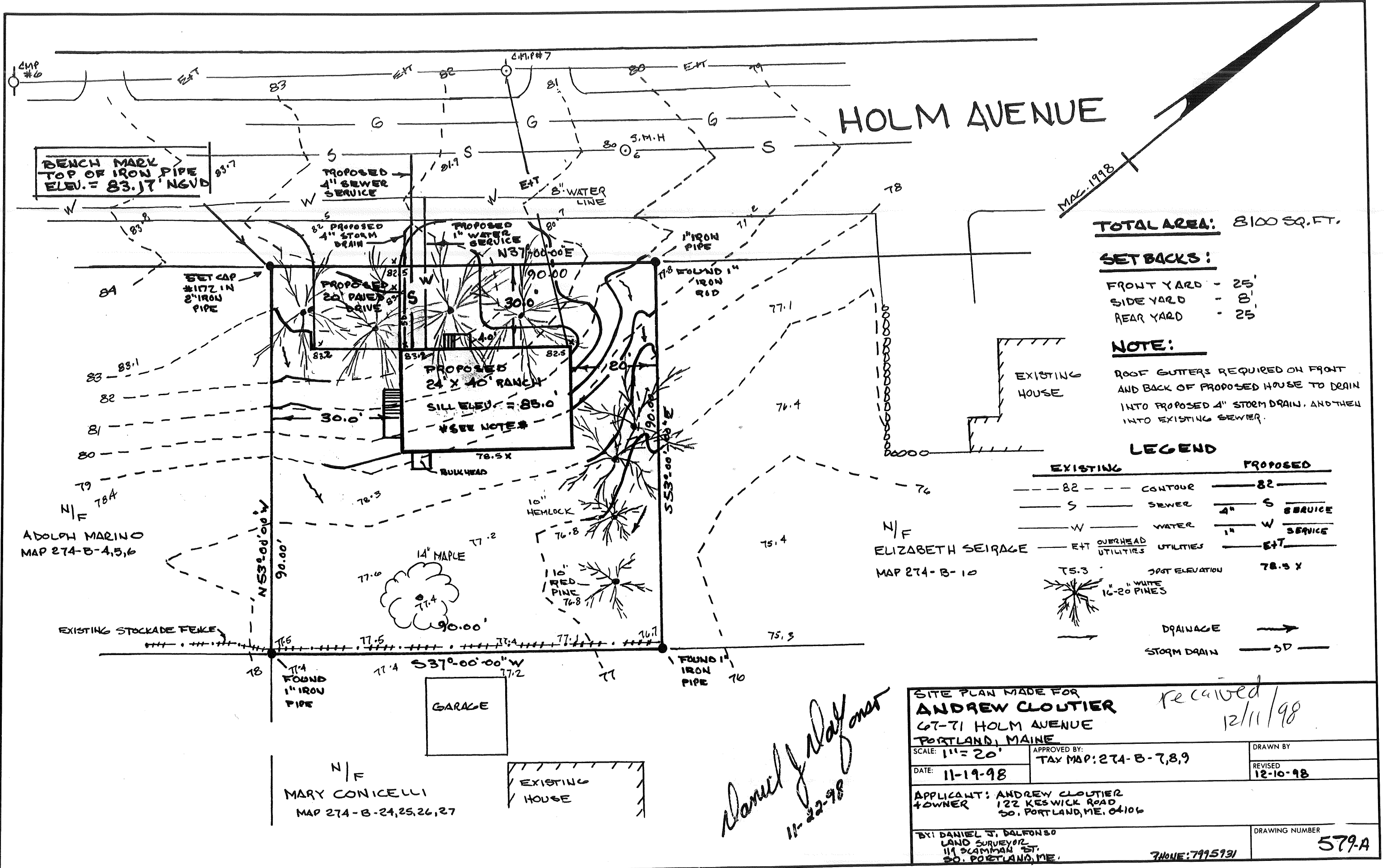
(Date)

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.

6/8/99



BENCH MARK  
TOP OF IRON PIPE  
ELEV. = 83.17' NGVD

HOLM AVENUE

TOTAL AREA: 8100 SQ. FT.

SETBACKS:

- FRONT YARD - 25'
- SIDE YARD - 8'
- REAR YARD - 25'

NOTE:

ROOF GUTTERS REQUIRED ON FRONT AND BACK OF PROPOSED HOUSE TO DRAIN INTO PROPOSED 4" STORM DRAIN, AND THEN INTO EXISTING SEWER.

LEGEND

EXISTING	PROPOSED
--- 82 ---	--- 82 ---
---	CONTOUR
---	4" S SERVICE
S	SEWER
---	1" W SERVICE
W	WATER
---	ET OVERHEAD UTILITIES
ET	ET
---	POST ELEVATION
T5.3	78.5 X
16"-20 PINES	
---	DRAINAGE
---	STORM DRAIN

ADOLPH MARINO  
MAP 274-B-4,5,6

N/F  
ELIZABETH SEIRAGE  
MAP 274-B-10

N/F  
MARY CONICELLI  
MAP 274-B-24,25,26,27

*Daniel J. D'Amico*  
11-22-98

received 12/11/98

SITE PLAN MADE FOR  
**ANDREW CLOUTIER**  
67-71 HOLM AVENUE  
PORTLAND, MAINE

SCALE: 1" = 20'

DATE: 11-19-98

APPROVED BY:  
TAX MAP: 274-B-7,8,9

APPLICANT: ANDREW CLOUTIER  
OWNER  
122 KESWICK ROAD  
50, PORTLAND, ME. 04106

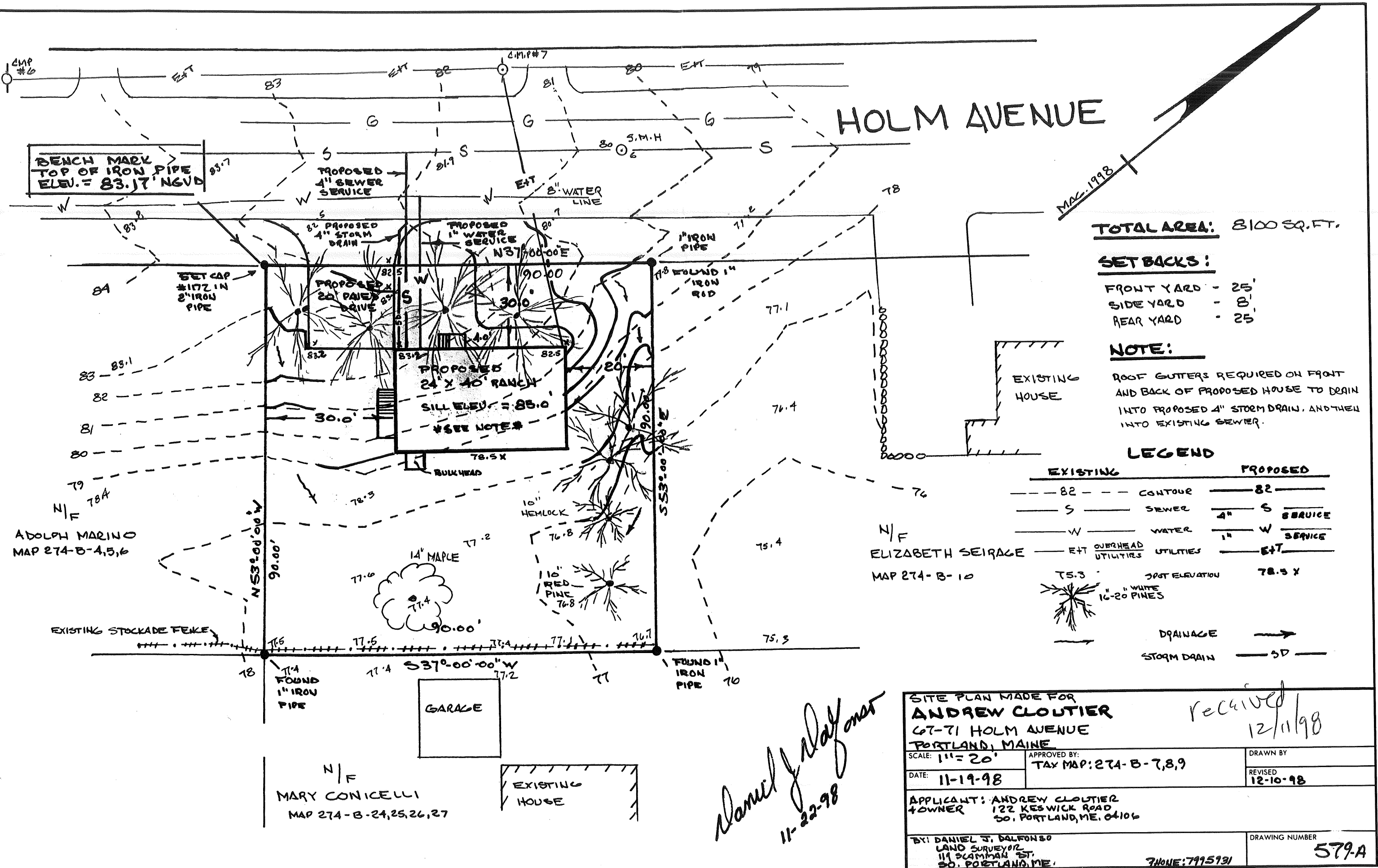
BY: DANIEL J. D'ALFONSO  
LAND SURVEYOR  
111 SCAMMAN ST.  
50, PORTLAND, ME.

DRAWN BY

REVISED  
12-10-98

DRAWING NUMBER  
579-A

PHONE: 799-5931



# HOLM AVENUE

**TOTAL AREA:** 8100 SQ. FT.

**SETBACKS:**

- FRONT YARD - 25'
- SIDE YARD - 8'
- REAR YARD - 25'

**NOTE:**

ROOF GUTTERS REQUIRED ON FRONT AND BACK OF PROPOSED HOUSE TO DRAIN INTO PROPOSED 4" STORM DRAIN, AND THEN INTO EXISTING SEWER.

**LEGEND**

EXISTING	PROPOSED
--- 82 ---	--- 82 ---
---	---
S	4" S SERVICE
---	---
W	1" W SERVICE
---	---
E+T	5+T OVERHEAD UTILITIES
	78.5 X
	1" WHITE 16-20 PINES
	DRAINAGE
	STORM DRAIN

BENCH MARK  
TOP OF IRON PIPE  
ELEV. = 83.17' NGVD

PROPOSED  
24 X 40' RANCH  
SILL ELEV. = 85.0  
\*SEE NOTES\*

ADOLPH MARINO  
MAP 274-B-4,5,6

MARY CONICELLI  
MAP 274-B-24,25,26,27

*Daniel J. D'Alfonso*  
11-22-98

SITE PLAN MADE FOR  
**ANDREW CLOUTIER**  
67-71 HOLM AVENUE  
PORTLAND, MAINE

received  
12/11/98

SCALE: 1" = 20'	APPROVED BY: TAX MAP: 274-B-7,8,9	DRAWN BY
DATE: 11-19-98		REVISED 12-10-98
APPLICANT: ANDREW CLOUTIER OWNER 122 KESWICK ROAD SO. PORTLAND, ME. 04106		
BY: DANIEL J. DALFONSO LAND SURVEYOR 11 PLATTMAN ST. SO. PORTLAND, ME.		DRAWING NUMBER <b>579-A</b>

PHONE: 799-5131



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

19980160

I. D. Number

Cloutier, Andrew

Applicant

122 Keswick St, So. Portland, ME 04106

Applicant's Mailing Address

Andrew Cloutier

Consultant/Agent

774-1242

Applicant or Agent Daytime Telephone, Fax

11/25/98

Application Date

69 Holm Ave

Project Name/Description

Holm Ave

Address of Proposed Site

274-B-007+

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 69 Holm Avenue

, 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.

A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828.

(Only excavators licensed by the City of Portland are eligible.)

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. A crushed stone construction entrance is required at the curb cut.

Gutters are required to collect and drain all of the roof surface into the combined sewer system. The gutter drain shall connect to the sanitary sewer service at the right of way line.

The paved drive shall direct runoff to the street with a minimum 2.5% slope.

Any future additions shall collect and drain all roof surfaces into the combined sewer into the storm system if the combined system is separated.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

Applicant: Andrew Cloutier

Date: 12/14/98

Address: 67-71 Holm Ave

C-B-L: 274-B-7+

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct 24' x 40' Ranch - NO GARAGE

Sevage Disposal - City

Lot Street Frontage - 50' req - 90' shown

Front Yard - 25' req - 36' shown to front of steps - NOTE: front steps 25' or less may project into the front yard

Rear Yard - 25' req - 25' + shown

Side Yard - 14' req - 20' & 30' shown

Projections - side steps - front steps - bulk head

Width of Lot - 75' req - 90' shown

Height - 2 story split ranch

Lot Area - 6,500<sup>#</sup> req 8,100<sup>#</sup>

Lot Coverage/ Impervious Surface - 25% or 2,025<sup>#</sup> 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 - Zone C panel

24' x 40' = 960<sup>#</sup>



# BUILDING PERMIT REPORT

DATE: 12 Dec. 98 ADDRESS: Holm Ave CBL 274-B-007  
REASON FOR PERMIT: To Construct a single Family  
BUILDING OWNER: A. Cloutier (774-1242)  
CONTRACTOR: 1  
PERMIT APPLICANT: 1  
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5-B

## 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, \*2.5, \*2.6, \*3, \*6, \*8, \*9, \*10, \*11, \*13, \*16, \*24, \*25, \*26, \*27, \*29, \*30, \*31

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X2. 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)
- \*2.5 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
- X2.6 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)
- X3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 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)
- \*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). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X8. 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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- X9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X10. 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. (Section 1014.0)
- X11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
- X12. 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 )

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. Section 1010.1
14. 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
15. 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
- \*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 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 basementsIn 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
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. Section 921.0
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. (crawl spaces & attics)
- \*24. 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.
- \*25. All requirements must be met before a final Certificate of Occupancy is issued.
- \*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). ( Chapter M-16 )
28. Please read and implement the attached Land Use-Zoning report requirements.
- \*29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- \*30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- \*31. Waterproofing & dampproofing as per section 1813.0 of The bldg. code

32.

33.

  
F. Samuels, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator