

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

Location of Construction: 71 Avalon Rd		Owner: Yannelli, Laurie		Phone: 878-5468		Permit No: 980754	
Owner Address: SAA 04103		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Keith Yannelli		Address: Bridgeton, ME		Phone: 647-8112		Permit Issued: JUL 14 1998 CITY OF PORTLAND	
Past Use: 1-fam		Proposed Use:		COST OF WORK: \$ 2,200.00		PERMIT FEE: \$ 30.00	
Proposed Project Description: Construct Deck		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: U. Dept Use Group: 93 Type: 5B BSCA96 Signature: [Signature]		Zone: CBL: 294-C-019	
Permit Taken By: MG		Date Applied For: 07 July 1998		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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 maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By:		Date Applied For:		Signature:		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..

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

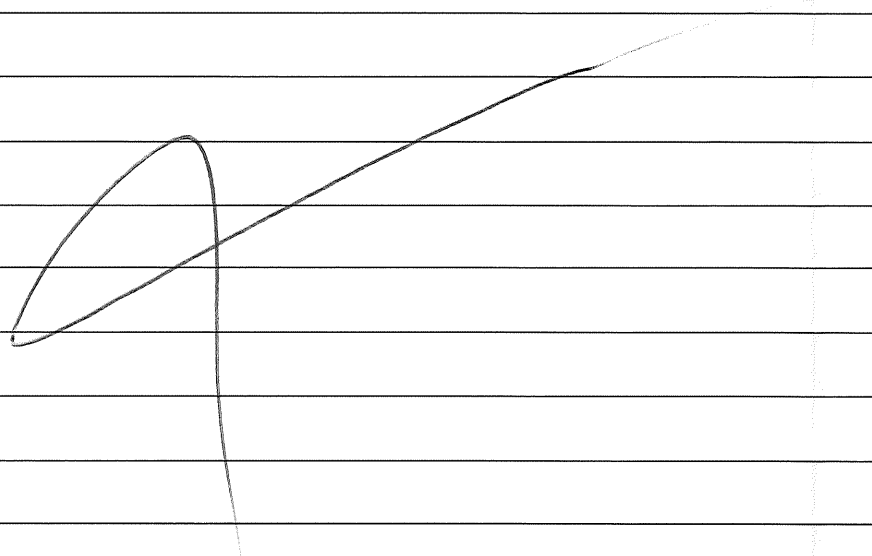
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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: 08 July 1998		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	

7

COMMENTS

10/7/99 Set tracks ok. All work completed before inspection.
JK



Inspection Record

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

A.

SETTLEMENT STATEMENT
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.

4. VA 5. CONV. INS.

6. File Number: 2557475398

7. Loan Number: 7210587505

8. Mortgage Insurance Case Number:

C. NOTE: *This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18U, S. Code Section 1001 and Section 1010. PREVIOUS EDITION IS OBSOLETE.*

D. NAME OF BORROWER: Laurie L. Yannelli
ADDRESS: 501 Westbrook Street, #106B
South Portland, ME 04106

E. NAME OF SELLER: Vincent Nielsen and Deborah Nielsen
ADDRESS: 71 Avalon Road
Portland, ME 04103

F. NAME OF LENDER: Peoples Heritage Savings Bank
ADDRESS: One Portland Square
Portland, ME 04112

G. PROPERTY LOCATION: 71 Avalon Road
Portland, ME 04103

H. SETTLEMENT AGENT: Granite Title Services
ADDRESS: 477 Congress Street, 12th Floor
Portland, ME 04101

PLACE OF SETTLEMENT: Granite Title Services
ADDRESS: 477 Congress Street, 12th Floor
Portland, ME 04101

I. SETTLEMENT DATE: June 10, 1998

J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract sales price	98,000.00	401. Contract sales price	98,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	2,951.65	403. [REDACTED]	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes 06/10/98 06/30/98	117.12	406. City/town taxes 06/10/98 06/30/98	117.12
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER		420. GROSS AMOUNT DUE TO SELLER	
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	1,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	93,100.00	502. Settlement charges to seller (line 1400)	7,773.60
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Credit For Review Fee	350.00	504. Payoff of first mortgage loan Mechanic Savings Bank	30,613.80
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes to		510. City/town taxes to	
211. County taxes to		511. County taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER		520. TOTAL REDUCTIONS AMOUNT DUE SELLER	
94,450.00		38,387.40	
300. CASH AT SETTLEMENT FROM/TO BORROWER		600. CASH AT SETTLEMENT TO/FROM SELLER	
301. Gross amount due from borrower (line 120)	101,068.77	601. Gross amount due to seller (line 420)	98,117.12
302. Less amounts paid by/for borrower (line 220)	(94,450.00)	602. Less reductions in amount due seller (line 520)	(38,387.40)
303. CASH (<input checked="" type="checkbox"/> FROM) (<input type="checkbox"/> TO) BORROWER	6,618.77	603. CASH (<input type="checkbox"/> FROM) (<input checked="" type="checkbox"/> TO) SELLER	59,729.72

L. SETTLEMENT CHARGES

700. TOTAL SALES/BROKER'S COMMISSION based on price \$ @ % =
Division of commission (line 700) as follows: 98,000.00 @ 4,655.00
 701. \$ 2,940.00 to Century 21 Balfour
 702. \$ 1,715.00 to Graiver Realty Group
 703. Commission paid at Settlement (Money retained by broker applied to commission \$ 1,000.00)
 704.

800. ITEMS PAYABLE IN CONNECTION WITH LOAN

		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
801.	Loan Origination Fee		931.00
802.	Loan Discount		1,862.00
803.	Appraisal Fee	275.00	
804.	Credit Report	12.75	
805.	Lender's Inspection Fee		
806.	Mortgage Insurance Application Fee to Flood Cert	22.00	
807.	Assumption Fee		
808.			
809.			
810.			
811.			

900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE

901.	Interest from 06/10/98 to 07/01/98 @ \$ 15.1700 /day	318.57	
902.	Mortgage Insurance Premium for		
903.	Hazard Insurance Premium for		
904.			
905.			

1000. RESERVES DEPOSITED WITH LENDER

1001.	Hazard insurance	4 month @ \$ 17.58 per month	70.32
1002.	Mortgage insurance	2 month @ \$ 60.52 per month	121.04
1003.	City property taxes	7 month @ \$ 178.12 per month	1,246.84
1004.	County property taxes	month @ \$ per month	
1005.	Annual assessments	month @ \$ per month	
1006.		month @ \$ per month	
1007.		month @ \$ per month	
1008.	Aggregate	month @ \$ per month	-369.47

1100. TITLE CHARGES

1101.	Settlement or closing fee	to	
1102.	Abstract or title search	to	
1103.	Title examination	to Granite Title Services	525.00
1104.	Title insurance binder	to	
1105.	Document preparation	to Boire, Stiles & Roman	85.00
1106.	Notary fees	to	
1107.	Attorney's fees	to	
1108.	Title insurance	to Stewart Title Guaranty Co.	345.00
1109.	Lender's coverage	\$ 191.00 (\$93,100.00)	
1110.	Owner's coverage	\$ 154.00 (\$98,600.00)	
1111.			
1112.			
1113.			

1200. GOVERNMENT RECORDING AND TRANSFER CHARGES

1201.	Recording fees: Deed \$ 13.00 ; Mortgage \$31.00 ; Release \$	44.00	
1202.	City/county tax/stamps: Deed \$; Mortgage \$		
1203.	State tax/stamps: Deed \$431.20 ; Mortgage \$	215.60	215.60
1204.			
1205.			

1300. ADDITIONAL SETTLEMENT CHARGES

1301.	Survey	to	
1302.	Pest inspection	to	
1303.	Overnight/Disch. Handling		25.00
1304.	Mortgage Inspection Plan Bruce R. Bowman, Inc.		125.00
1305.			
1306.			
1307.			

1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K) 2,951.65 7,773.60

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrower

Seller

To the best of knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

June 10, 1998

Settlement Agent

Date

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

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To 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: 71 Avalon Rd

Tax Assessor's Chart, Block & Lot Number Chart# <u>294</u> Block# <u>C</u> Lot# <u>019</u>		Owner: <u>Laurie Yannelli</u>	Telephone#: <u>878 5468</u>
Owner's Address: <u>PHH, ME 04103</u> <u>71 Avalon Rd</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$2300.00</u> Fee <u>\$30</u>
Proposed Project Description:(Please be as specific as possible) <u>deck</u>			
Contractor's Name, Address & Telephone <u>Keith Yannelli, Bridgton ME 647-8112</u>		Rec'd By: <u>MJ</u>	

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
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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 required zoning district setbacks

4) Building Plans (Sample Attached)

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

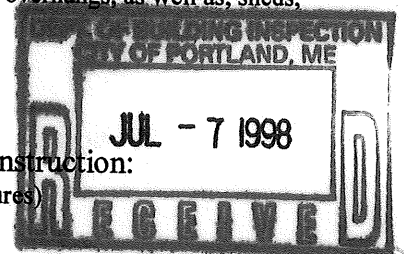
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: Laurie Yannelli Date: 7/2/98

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.



MORTGAGE LOAN INSPECTION PLAN

I HEREBY CERTIFY TO
 GRANITE TITLE SERVICES
 PEOPLES HERITAGE BANK
 AND ITS TITLE INSURER

LOCUS ADDRESS
 AVALON ROAD
 PORTLAND, MAINE

NORTHEASTERN LAND
 SURVEYING
 134 SCHOOL STREET
 GORHAM, MAINE 04038
 PHONE (207) 839-2090
 FAX (207) 839-6361

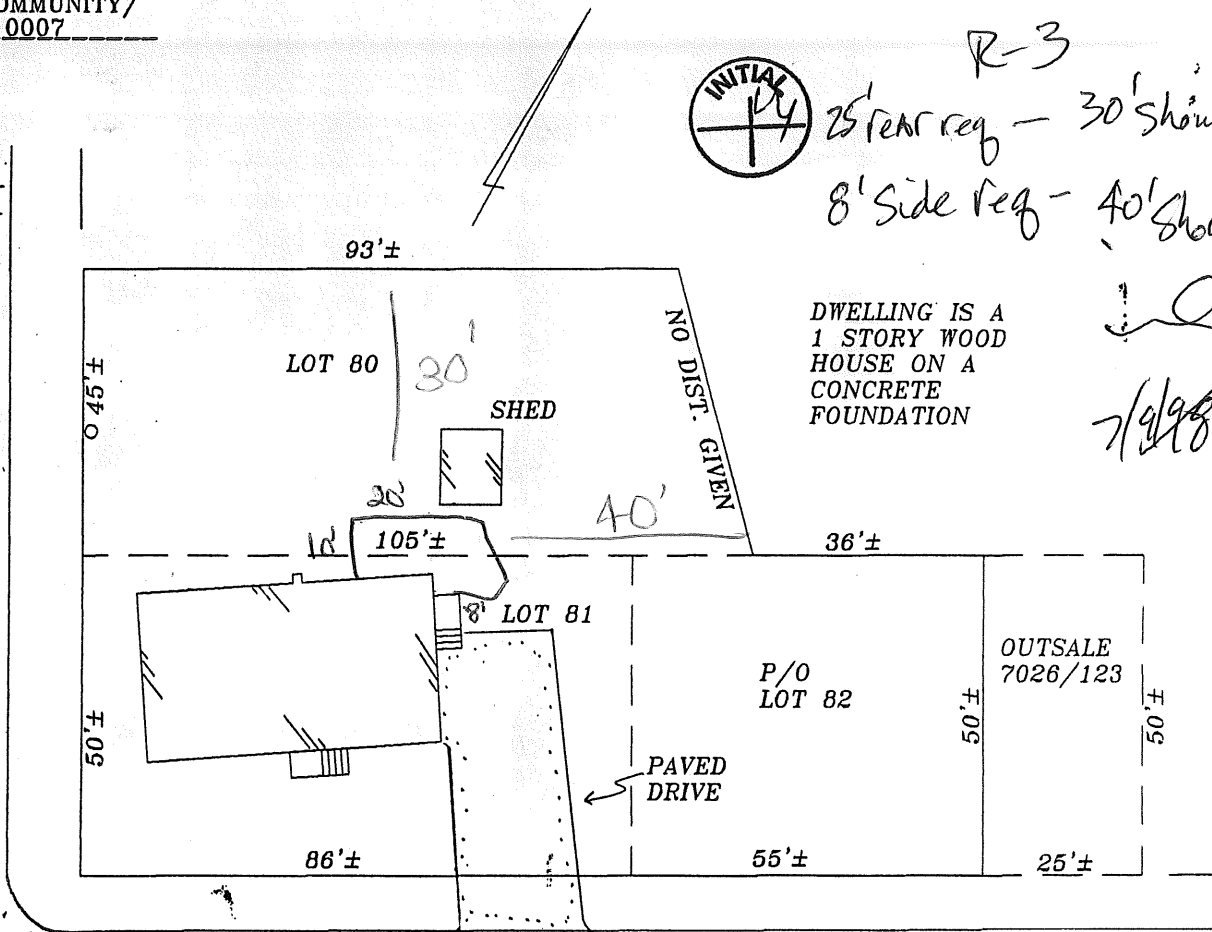
THE BUILDING SETBACKS ARE
 IN CONFORMITY WITH THE
 TOWN ZONING REQUIREMENTS
 THE DWELLING DOES NOT FALL
 WITHIN THE SPECIAL FLOOD
 HAZARD AREA AS DELINIATED BY
 F.E.M.A.

BUYER: LAURIE YANELLI
 SELLER: DEBORAH NIELSEN

JOB NUMBER 121-17
 INSPECTION DATE
 -----6-9-98-----
 SCALE: 1" = 30'

THE LAND DOES NOT FALL
 WITHIN THE SPECIAL FLOOD
 HAZARD AREA AS DELINIATED
 BY F.E.M.A. ON COMMUNITY/
 PANEL # 230051 0007

DOROTHY STREET (BIT)



R-3
 25' rear reg - 30' show
 8' Side Reg - 40' show

DWELLING IS A
 1 STORY WOOD
 HOUSE ON A
 CONCRETE
 FOUNDATION

7/9/98

AVALON ROAD (BIT)

THIS IS NOT A BOUNDARY SURVEY
 AND IS NOT FOR RECORDING
 PURPOSES. THIS PLAN MAY NOT
 REVEAL CONFLICTS WITH ABUTTING
 DEEDS. THE PROPERTY IS SUBJECT TO
 ALL RIGHTS, COVENANTS, RESTRICTIONS,
 AND EASEMENTS OF RECORD.

REFERENCES

PLAN BOOK 12 PAGE 11 LOT 80-82
 DEED BOOK 7073 PAGE 159
 COUNTY CUMBERLAND

[Handwritten Signature]

DRAWN BY GRRS

SOLD TO: MINIMUM SELL LIST
"B" LIST

ACCT-PRJ: 006666-000
INVOICE #: 980722007315

SHIP TO: KEITH YANNELI
PORTLAND DECK

DATE: 07/01/98
TIME: 13:35:58
SALESMAN: DAVID D
DELIVERY: 07/30/98
ROUTE:

* QUOTE *
1000-61 PAGE 2

QUOTE***QUOTE*****QUOTE**
** EXPIRATION DATE - 07/30/98 **
QUOTE***QUOTE*****QUOTE**

ITEM	QTY	U/M	DESCRIPTION	U-PRC PER	NET AMT
1P12GCN	2	BX	1# BOX 12D GALV. COMM NAIL	1.390 BX	2.78
5P8PTLN	2	EA	5# 8D P.T. LUMBER NAILS	11.890 EA	23.78
AB44	8	EA	SIMPSON AB44 POST BASE	7.190 EA	57.52
6STCUT	48	LFT	6" BUILDERS TUBE	1.090 LFT	52.32
80C	24	EA	80# CONCRETE SAKRETE	3.790 EA	90.96
BSSO	1	EA	LAG SCREWS & CARRIAGE BOLTS	15.000 EA	15.00

SUB TOTAL 1966.54
NE 6.00% SALES TAX 117.99

TOTAL 2084.53

SOLD TO: ~~MINIMUM~~ SELL LIST

ACCT PRI: 00666000
 INVOICE #: 98052007315

DATE: 07/01/98

TIME: 13:35:58

SALESMAN: DAVID D

DELIVERY: 07/30/98

ROUTE:

* QUOTE *
 1000-61 PAGE 1

SHIP TO: KEITH YANNELI
 PORTLAND DECK

 QUOTE***QUOTE*****QUOTE**
 ** EXPIRATION DATE - 07/30/98 **
 QUOTE***QUOTE*****QUOTE**

ITEM	QTY U/M	DESCRIPTION	U-PRC PER	NET AMT
		QUOTE ID: YANEELLI/KEITH2		
54610PT1	36 EA	5/4X6-10PT#1 SEE BACK OF INVOI	1175.050 MBF	264.39
5468PT1	18 EA	5/4X6-8PT#1 SEE BACK OF INVOIC	1152.150 MBF	103.69
268PT	1 EA	2X6-8 PT SEE BACK OF INVOICE	507.610 MBF	4.06
2616PT	4 EA	2X6-16 PT SEE BACK OF INVOICE	731.110 MBF	46.79
2612PT	1 EA	2X6-12 PT SEE BACK OF INVOICE	652.780 MBF	7.83
248PT1	7 EA	2X4-8 PT #1 SEE BACK OF INVOIC	729.740 MBF	27.24
2416PT1	3 EA	2X4-16 PT #1 SEE BACK OF INVOI	796.400 MBF	25.48
448PT	10 EA	4X4-8 PT SEE BACK OF INVOICE	569.730 MBF	60.77
448PT	3 EA	4X4-8 PT SEE BACK OF INVOICE	569.730 MBF	18.23
21216PT	6 EA	2X12-16 PT SEE BACK OF INVOICE	979.170 MBF	188.00
5468PT1	14 EA	5/4X6-8PT#1 SEE BACK OF INVOIC	1152.150 MBF	80.65
21010PT	6 EA	2X10-10 PT SEE BACK OF INVOICE	685.420 MBF	68.54
2108PT	2 EA	2X10-8 PT SEE BACK OF INVOICE	665.840 MBF	17.76
2810PT	21 EA	2X8-10 PT SEE BACK OF INVOICE	678.900 MBF	190.09
288PT	2 EA	2X8-8 PT SEE BACK OF INVOICE	685.420 MBF	14.62
21010PT	4 EA	2X10-10 PT SEE BACK OF INVOICE	685.420 MBF	45.69
2108PT	2 EA	2X10-8 PT SEE BACK OF INVOICE	665.840 MBF	17.76
2810PT	21 EA	2X8-10 PT SEE BACK OF INVOICE	678.900 MBF	190.09
288PT	2 EA	2X8-8 PT SEE BACK OF INVOICE	685.420 MBF	14.62
21010PT	4 EA	2X10-10 PT SEE BACK OF INVOICE	685.420 MBF	45.69
2108PT	2 EA	2X10-8 PT SEE BACK OF INVOICE	665.840 MBF	17.76
2810PT	5 EA	2X8-10 PT SEE BACK OF INVOICE	678.900 MBF	45.26
288PT	3 EA	2X8-8 PT SEE BACK OF INVOICE	685.420 MBF	21.93
448PT	8 EA	4X4-8 PT SEE BACK OF INVOICE	569.730 MBF	48.62
DB	5 EA	MAINE DECK BRACKET	23.390 EA	116.95
287H	16 EA	2X8-10 JOIST HANGER	0.890 EA	14.24
N10	3 EA	N10 HANGAR NAIL 1# BOX	2.890 EA	8.67
5P16GCN	3 BX	5# BOX 16D GALV. COMM NAIL	5.790 BX	17.37
1P10GCN	1 BX	1# BOX 10D GALV. COM NAIL	1.390 BX	1.39

BUILDING PERMIT REPORT

DATE: 10 July 98 ADDRESS: 71 Avalon Rd. 294-C-019
 REASON FOR PERMIT: To Construct deck
 BUILDING OWNER: Laurie Yannelli
 CONTRACTOR: Keith Yannelli
 PERMIT APPLICANT: owner
 USE GROUP R-3 (deck) BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

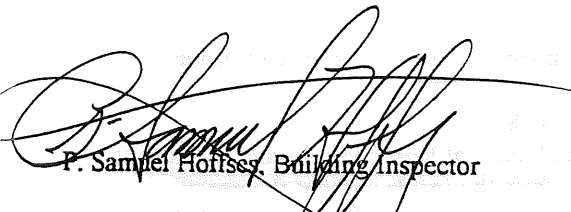
Approved with the following conditions: *1, *2, *8, *10, *26, *29, *30

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approval 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.
- 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 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).
- 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 least 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. (crawl spaces & attics)
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.
- *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. The 6" Sono Tubes (used For Foundation) must be a minimum of 4" below grade resting on footings or flared at bottom.
- *30. The proposed Foundation (sono Tubes) shall have a fastening device between Foundation and Framing material of deck.
31. _____
32. _____


 P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD
 Marge Schmuckal

