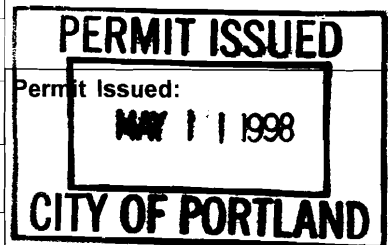


City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 45 (Lot 10) Verrill St		Owner: Alling, Keith		Phone: 878-9487		Permit No: 980474	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Keith Alling		Address: 24 Lunt Dr Westbrook 04092		Phone: 878-9487		Permit Issued: MAY 11 1998	
Past Use: Vacant		Proposed Use: 1-fam dwelling		COST OF WORK: \$ 50,000.00		PERMIT FEE: \$ 270.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group 93 Type: EB BOCA 90 Signature: [Signature]	
Proposed Project Description: 1-family dwelling				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: CBL: 299-D-043-45 R-3 Zoning Approval: OK 5/6/98 Special Zone or Reviews: <input type="checkbox"/> Shoreland MA <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	
Permit Taken By: Sherry Pinard		Date Applied For: April 13, 1998		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

Routed 4/30/98

See pre-application
SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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: 5/1/98

DA

CEO DISTRICT 7

COMMENTS

5/13/98 Spoke w/ Kirk teller - finished stairs/hall head etc - should be pestleed
 5-18-98 - Audit in all In B-4 Asp - open for drainage strip & window proof -
 Setbacks ok - ok to bookfill P
 7/23/98 - Rough framing / Plumbing ok -
 10/7/98 Final need basement handrail, prevent washer hook up,
 rear dock handrail

Inspection Record

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

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

**Building or Use Permit Application
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: LOT # 10 VERTILL ST.

Tax Assessor's Chart, Block & Lot Number Chart# <u>299</u> Block# <u>E</u> Lot# <u>043</u>		Owner: <u>Keith E. Alling</u>	Telephone#: <u>878-9487</u>
Owner's Address: <u>24 Lunt Dr, Westbrook</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 50,000.00</u>
Proposed Project Description:(Please be as specific as possible) <u>Single Family Ranch 24x36 w/Attached 1 car 16x22 Garage</u>			
Contractor's Name, Address & Telephone <u>Keith E Alling 24 Lunt Dr, Westbrook 878-9487</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, Ventillation and Air Conditionng) 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)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan)includes:

- 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 North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

permit fee \$270.00

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: <u>Keith E. Alling</u>	Date: <u>4/13/98</u>
--	----------------------

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.

BUILDING PERMIT REPORT

DATE: 3 MAY 98 ADDRESS: LOT #10 Verrill ST. 299-E-043
REASON FOR PERMIT: To Construct Single Family dwelling / ATT. garage (R-3)
BUILDING OWNER: Keith Alling
CONTRACTOR: _____
PERMIT APPLICANT: _____
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, *5, *6, *8, *10, *12, *16, *24, *25, *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, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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. Solid rises as per Section 1014.6
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

Applicant: Keith E. Alling

Date: 5/5/98

Address: 45 Verrill St (Lot #10)

C.B.L.: 299-~~0~~-043 to 4

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct New 1 family dwelling with attached 24'x36' garage 16'x22' & 10'x12' deck

Sevage Disposal - City

Lot Street Frontage - 50' req - 90' shown

Front Yard - 25' req - 28' shown to principal structure

Rear Yard - 25' req - 28.5'

Side Yard - 8' req - 16' & 22' shown

Projections - ~~front balcony~~ & deck ~~shown~~ - front stairs
~~optional~~ 10'x12' shown

Width of Lot - 75' req - 90' shown

Height - 1 story shown

Lot Area - 6,500# req 8,160# shown

Lot Coverage/ Impervious Surface - 25% max = 2040 MA

Area per Family - 6,500# req

Off-street Parking - 2 spaces req - 1 garage & 1 drive

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - map 6 - Zone C.

24x36	=	864
16x22	=	352
? deck? 10x12		1216#
		120
		<u>1336</u>

BOCA®

PLAN REVIEW RECORD

Plan Review # _____

Valuation: 150,000

Fee: 270.00

BOC2

Date: 3 MAY 1998

ONE AND TWO FAMILY DWELLING CODE

JURISDICTION Portland Cumberland MAINE
(City, County, Township, etc.)

BUILDING LOCATION Verrill ST. (LOT #10) CBL 299-E-043
(Street address)

BUILDING DESCRIPTION Single family dwelling / garage R-3

REVIEWED BY Hoffer 1996 BOCA National Building Code

Numerals indicated in parentheses are applicable code sections of the 1995 Edition of the BOCA One and Two Family Dwelling Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections with due regard for the amount and type of detailed information which is typically found on construction documents for one and two family dwellings. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgement in evaluating construction documents for code compliance.

CORRECTION LIST

No.	DESCRIPTION	Code Section
1.	All Site Plan Review Requirements must be completed before a Certificate of occupancy can be issued	
2.	24 Hour notice before placing concrete for Foundation.	
3.	Private garage attached to dwelling	407.
4.	Glass & glazing	2400-2405.2
5.	Chimneys as per Chapter 12 of The City's Mechanical Code.	12.12
6.	Guards & Handrails	1021.0 1022.0
7.	STAIRS	1014.3 1014.6
8.	Egress & rescue stairs	10.10.4
9.	Smoke detectors	920.3.2
10.	Fastening Schedule	Table 2305.2
11.	Boring, Notching and drilling	2305.0
12.	Dampproofing & water proofing	1813.0
13.	Wall sheathing?	



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BUILDING OFFICIALS AND CODE ADMINISTRATORS INTERNATIONAL, INC.
4051 W. FLOSSMOOR ROAD COUNTRY CLUB HILLS, ILLINOIS 60478-5795

CORRECTION LIST

No.	DESCRIPTION	Code Section

NOTE: Entries to this Plan Review Record that require a field check or inspection of the installation require coordination with the inspection phase of the project

BUILDING PLANNING (Chapter 3)

LOCAL DESIGN CRITERIA (301)

Floor live load 40 Non Sleeping 30 Sleep. psf
 Roof live load 42 psf
 Roof snow load 45 psf
 Wind pressure psf
 Seismic zone 2
 Weathering area 5
 Frost line depth 4' min
 Termite area N/A

LOCAL DESIGN CRITERIA (cont'd.)

Decay area
 Winter design temp.
 Radon

LOCATION ON LOT (302)

 1-hour rating for exterior walls located less than 3 feet from property line Tables
 Exterior wall openings 705.2
 705.3

ROOM PLANNING REQUIREMENTS (303 through 305)

Use	Area (ft ²)	Width	Average ceiling	Minimum ceiling	Natural* light	Natural ventilation*
Living	150	7'	7'6"	5'0"	8% floor area	4% floor area
Dining	70	7'	7'6"	5'0"	8% floor area	4% floor area
Kitchen	50	N.A.	7'0"	5'0"	8% floor area	4% floor area
Bedroom	70	7'	7'6"	5'0"	8% floor area	4% floor area
Bathroom	N.A.	N.A.	7'0"	5'0"	3 square feet	1 1/2 square feet

* See Sections 303.1 & 303.3 for mechanical ventilation

Required heating (303.6)

SANITATION (306 & 307) STATE PLBCL

 Water closet in compartment with privacy; minimum 30" wide with 21" clear in front of water closet
 Lavatory
 Tub or shower in compartment with privacy
 Kitchen area with sink
 Sanitary sewer/private disposal

GLAZING (308) 24 Chapter

 Labeling
 Louvered windows or jalousies
 Human impact loads/hazardous locations
 Wind loads
 Skylights and sloped glazing

PRIVATE GARAGES (309) 40?

 No opening between garage and sleeping room
 Other openings (garage to residence); 1 3/8" solid wood doors, 20-minute fire-rated doors or equivalent
 Garage-dwelling separation; 1/2" gypsum board or equivalent on garage side

PRIVATE GARAGES (cont'd.)

1 Floor surface noncombustible

EGRESS (310 through 315) Chapter 10

 One exit from each dwelling unit (310.1)
See Sleeping room window for emergency escape: opening 5.7 square feet (grade floor, 5 square feet), 22" net clear height, 20" net clear width; maximum sill height = 44" (310.2)
Blufg. Under stair protection (310.3)
Report Exit door ≥ (3'0" × 6'8") (311.1)
 Exit access or hallway ≥ 3' (311.1)
 Landings; minimum 3' × 3' (312.1)
 Ramp slope (1:8 maximum) (313.1)
 Ramp handrails; one required if slope > 1:12 (313.2)
 Ramp landing, minimum 3' × 3' (313.3)
 Stairways; minimum width = 3'0"; maximum stair rise = 7 3/4"; minimum tread = 10" with 3/4"-1 1/4" nosing; minimum headroom = 6'8" (314)
 Winders (314.4)
 Winders, spiral, and circular stairways (314.4 through 314.6)
 Stairway illumination (314.7)
 Handrails; required on one side of stair if three or more risers; handrail height = 30" to 38"; grip size 1 1/4" to 2" (315.1 & 315.2)

BUILDING PLANNING (cont'd.)

EGRESS (cont'd.)

- Guardrails; required for porches, balconies, open sides of stairs, or raised floor surfaces > 30" above floor
Minimum guardrail height = 36" (315.3)
- Opening limitations; < 4" (315.4)

SMOKE DETECTORS ~~(310)~~ 920.3.2

- Location and interconnection
- Power source

FOAM PLASTIC (317)

- Approved
- Requirements
- Location

WALL AND CEILING FINISH (318)

- Flame spread
- Smoke density

INSULATION ~~(319)~~

- Flame spread
- Smoke density
- Attic

DWELLING UNIT SEPARATION (320)

- Construction (1-hour minimum)
- Floor/ceiling and wall continuity
- Sound transmission
- Townhouse exception (2 hours)*
- Townhouse parapet*
- Townhouse structural independence*

*Not applicable to structures classified in accordance with the BOCA National Building Code as Use Group R-4.

MOISTURE VAPOR RETARDERS (321.1)

- Required

DECAY AND TERMITE AREAS (322 & 323)

- Location required (Table 301.2a)
- Adequate protection

RADON PROTECTION ~~(324)~~

- Required (Table 301.2a) (If required see page 12)

FOUNDATIONS (Chapter 4)

WOOD FOUNDATIONS (402.1)

- Design
- Installation

FOOTINGS (403)

- Depth below (outside) grade = 12" minimum; but below frost line except for insulated footings
- Insulated footing provided
- Soil bearing value
- Footing width (see page 5)
- Footing edge thickness = 6" minimum; footing projection = 2" minimum, but ≤ to footing thickness

FOUNDATION WALLS ~~(404 through 406)~~

- Footing required under foundation wall (403.1)
- Minimum wall thickness/maximum depth of unbalanced fill (see page 5)

FOUNDATION WALLS (cont'd.)

- Drains required if habitable or usable spaces are below grade* (405)
- Dampproofing if basements are below grade* (406)
- Waterproofing if high water table* (406.2)
- Sill plate (322)
- Bolting in concrete = 1/2" diameter bolts at 6' o.c. and within 12" from corner, 7" embedment
- Bolting in masonry = 1/2" diameter bolts at 6' o.c. and within 12" from corner, 15" embedment

FOUNDATION INSULATION (407)

- Protective covering (extend minimum 6" below grade)

* If uninhabitable, see crawl space (409)

FOUNDATIONS (cont'd.)

Table 403.1
MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS (Inches)

	LOAD-BEARING VALUE OF SOIL (psf)					
	1,500	2,000	2,500	3,000	3,500	4,000
Conventional Wood Frame Construction						
1-story	16	12	10	8	7	6
2-story	19	15	12	10	8	7
3-story	22	17	14	11	10	9
4-Inch Brick Veneer over Wood Frame or 8-Inch Hollow Concrete Masonry						
1-story	19	15	12	10	8	7
2-story	25	19	15	13	11	10
3-story	31	23	19	16	13	12
8-Inch Solid or Fully Grouted Masonry						
1-story	22	17	13	11	10	9
2-story	31	23	19	16	13	12
3-story	40	30	24	20	17	15

For SI: 1 inch = 25.4 mm, 1 psf = 0.0479 kN/m²

Table No. 404.1.1a
MINIMUM THICKNESS AND ALLOWABLE DEPTH OF UNBALANCED FILL FOR UNREINFORCED MASONRY AND CONCRETE FOUNDATION WALLS WHERE UNSTABLE SOIL OR GROUNDWATER CONDITIONS DO NOT EXIST IN SEISMIC ZONES 0, 1 OR 2^{1,2}

FOUNDATION WALL CONSTRUCTION	NOMINAL THICKNESS ³ (inches)	MAXIMUM DEPTH OF UNBALANCED FILL ¹ (feet)
Masonry of Hollow Units, UngROUTed	8	4
	10	5
	12	6
Masonry of Solid Units	6	3
	8	5
	10	6
	12	7
Masonry of Hollow or Solid Units, Fully Grouted	8	7
	10	8
	12	8
Plain Concrete	6 ⁴	6
	8	7
	10	8
	12	8
Rubble Stone Masonry	16	8
Masonry of hollow units reinforced vertically with No. 4 bars and grout at 24 inches on center. Bars located not less than 4½ inches from pressure side of wall.	8	7

For SI: 1 inch = 25.4 mm, 1 psf = 0.0479 kN/m².

¹ Unbalanced fill is the difference in height of the exterior and interior finish ground levels. Where an interior concrete slab is provided, the unbalanced fill shall be measured from the exterior finish ground level to the top of the interior concrete slab.

² The height between lateral supports shall not exceed 8 feet.

³ The actual thickness shall not be more than ½ inch less than the required nominal thickness specified in the table.

⁴ Six-inch plain concrete walls shall be formed on both sides.

FOUNDATIONS (cont'd.)

Table No. 404.1b

REQUIREMENTS FOR MASONRY OR CONCRETE FOUNDATION WALLS SUBJECTED TO NO MORE PRESSURE THAN WOULD BE EXERTED BY BACKFILL HAVING AN EQUIVALENT FLUID WEIGHT OF 30 POUNDS PER CUBIC FOOT LOCATED IN SEISMIC ZONE 3 OR 4 OR SUBJECTED TO UNSTABLE SOIL CONDITIONS

MATERIAL TYPE	HEIGHT OF UNBALANCED FILL ¹ (feet)	LENGTH OF WALL BETWEEN SUPPORTING MASONRY OR CONCRETE WALLS (feet)	MINIMUM WALL THICKNESS ^{2,3} (inches)	REQUIRED REINFORCING	
				HORIZONTAL BAR IN UPPER 12 INCHES OF WALL	SIZE AND SPACING OF VERTICAL BARS
Hollow Masonry	4 or less	unlimited	8	not required	not required
	more than 4	design required	design required	design required	design required
Concrete or Solid Masonry ⁴	4 or less	unlimited	8	not required	not required
	more than 4	less than 8	8	2-No. 3	No. 3 @ 18" O.C.
	8 or less	8 to 10	8	2-No. 4	No. 3 @ 18" O.C.
	8 or less	10 to 12	8	2-No. 5	No. 3 @ 18" O.C.
	more than 8	design required	design required	design required	design required

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per cubic foot (pcf) = 0.1572kN/m³.

¹ Backfilling shall not be commenced until after the wall is anchored to the floor.

² Thickness of concrete walls may be 6 inches, provided reinforcing is placed not less than 1 inch or more than 2 inches from the face of the wall not against the earth.

³ The actual thickness shall not be more than 1/2 inch less than the required thickness specified in the table.

⁴ Solid masonry shall include solid brick or concrete units and hollow masonry units with all cells grouted.

COLUMNS ~~(408)~~ 1912

- Protection from decay or corrosion
- Structural requirements
- Anchorage
- Wood columns (minimum 4" square)
- Steel columns (minimum 3" diameter, standard weight)

~~CRAWL SPACE (409)~~

- Ventilation
- Access (18" x 24")
- Removal of debris
- Finished grade

FLOORS (Chapter 5)

WOOD JOISTS AND GIRDERS (502)

2x8 Joists — Nonsleeping areas, LL = 40 psf
(Table 502.3.1a)

2x8 Joists — Sleeping areas, LL = 30 psf
(Table 502.3.1b)

1/1 Grade; E = _____ F_b = _____

3-2x10 Girder supporting one floor only
(Table 502.3.3a)

NO Girder supporting more than one floor
(Table 502.3.3b)

OK Column supporting girder (Table 502.3.3b)

yes Footing supporting column (Table 502.3.3b)

WOOD JOISTS AND GIRDERS (cont'd.)

yes Joists under bearing partitions

Bearing (1 1/2" minimum on wood or steel; 3" on masonry) and lapped joists (3")

Lateral restraint and bridging

See Drilling and notching

Bored holes

repair Fastening

Framing of openings

Floor trusses

Draftstopping

FLOORS (cont'd.)

LUMBER FLOOR SHEATHING (503.1)

_____ Allowable span

_____ End joints

PLYWOOD FLOOR SHEATHING (503.2)

T&G _____ Grade

3/4 _____ Thickness

_____ Allowable spans (Tables 503.2.1.1a & 503.2.1.1b)

_____ Installation (Table 602.3a)

PARTICLEBOARD FLOOR UNDERLAYMENT (503.3)

X _____ Grade

X _____ Thickness

X _____ Installation (Table 602.3a)

TREATED-WOOD FLOORS (ON GROUND) (504)

X _____ Base course: 4" thick with maximum 3/4" gravel or 1/2" crushed stone

X _____ Moisture barrier: placed over base course

X _____ Construction

CONCRETE FLOORS ON GROUND (505)

OK
44 _____ Thickness: 3 1/2" minimum; Concrete strength = 2500 psi minimum

_____ Support: prepared subgrade; maximum earth fill = 8"; maximum sand or gravel fill = 24"

_____ Base course: 4" graded with 2" maximum aggregate

_____ Vapor barrier

METAL (506)

X _____ Materials

WALL CONSTRUCTION (Chapter 6)

GENERAL (601)

OK _____ Design

_____ Load requirements (301)

WOOD CONSTRUCTION (602)

_____ Grade; E = _____ F_b = _____

_____ Construction (Figures 602.3a & 602.3b)

_____ Stud grade _____ spacing (Table 602.3d — see page 8)

2x6 _____ Exterior walls

2x4 _____ Interior bearing walls

_____ Interior nonbearing walls: 2" x 3" at 24" o.c. or 2" x 4" flat at 16" o.c.

See _____ Drilling and notching — studs

See _____ Drilling and notching — top plate

See _____ Headers (Tables 602.6 & 602.6.2)

See _____ Firestopping

WOOD CONSTRUCTION (cont'd.)

OK _____ Cripple walls

OK _____ Wall bracing (Table 602.9)

METAL CONSTRUCTION (603)

MA _____ Materials

MASONRY CONSTRUCTION (604 through 607)

MA _____ General design

MA _____ Types of masonry

MA _____ Construction requirements

WINDOWS & DOORS (608 & 609)

OK _____ Certification

SHEATHING (610 & 611)

See _____ Plywood and wood structural panels (610) ?

See _____ Particleboard (611)

WALL CONSTRUCTION (cont'd.)

Table No. 602.3d
MAXIMUM STUD SPACING (inches)

STUD SIZE	SUPPORTING ROOF AND CEILING ONLY	SUPPORTING ONE FLOOR ROOF AND CEILING	SUPPORTING TWO FLOORS ROOF AND CEILING	SUPPORTING ONE FLOOR ONLY
2 × 4	24 ¹	16	—	24 ¹
3 × 4	24 ¹	24	16	24
2 × 5	24	24	—	24
2 × 6	24	24	16	24

For SI: 1 inch = 25.4 mm

¹ Shall be reduced to 16 inches if Utility grade studs are used.

WALL COVERING (Chapter 7)

INTERIOR WALL COVERING (702)

- Plaster material (702.2)
- Plaster support (702.2.1)
- 1/2" Gypsum wallboard material (702.3.1)
- Gypsum wallboard support, application and fastening (702.3.2 through 702.3.5)
- Shower and bath compartments: Smooth, hard, nonabsorbent surface to minimum 6 feet above floor (702.4)
- Other finishes (702.5 & 702.6)

EXTERIOR WALL COVERING (703)

- Sheathing paper required (703.2)
- Wood siding (703.3)
- 4" Lap Siding Attachment and minimum thickness (Table 703.4)

EXTERIOR WALL COVERING (cont'd.)

- Wood shakes and shingles (703.5)
- Exterior lath (703.6)
- Masonry veneer (703.7 & Figure 703.7)
Maximum height (35' in Seismic Zones 0, 1 or 2; 25' in Seismic Zones 3 or 4); Steel angle lintels (Table 703.7.1) (4" minimum bearing each end)
- Veneer ties: #9 wire or #22 corrugated metal; 24" o.c. horizontal spacing; 3 1/4 square feet maximum area supported (wind > 30 psf and Seismic Zones 3 or 4 maximum area = 2 square feet) (703.7.2.1)
- Flashing (703.8)

ROOF-CEILING CONSTRUCTION (Chapter 8)

ROOF FRAMING (802)

- n/p Cathedral ceilings (802.2.1)
- Rafter tie where joists are not parallel to rafters (4' o.c.) (802.3)
- Rafter brace to bearing walls (2" × 4" at 4' o.c. minimum) (Figure 802.4.1)
- Purlin rafter support (2" × construction minimum) (802.4.1)
- Connection of roof-ceiling system to masonry walls (Figures 604.10a through 604.10c)

ROOF FRAMING (cont'd.)

- Bearing
- Cutting and notching
- Bored holes
- Lateral support and bridging
- Framing of openings
- Trusses
- Roof tie-down

ROOF-CEILING CONSTRUCTION (cont'd.)

RAFTERS

_____ Grade; E = _____ F_b = _____ (802.1) _____ FRTW allowable stresses/grading (802.1.1)

Rafters supporting a gypsum or plastered ceiling (cathedral type)*

_____ Gypsum ceiling ($\Delta = L/240$) (301.6)
 LL = 20: Use *Table 802.4e*
 LL = 30: Use *Table 802.4f*
 LL = 40: Use *Table 802.4g*

_____ Plastered ceiling ($\Delta = L/360$) (301.6)
 LL = 20: Use *Table 802.4h*
 LL = 30: Use *Table 802.4i*
 LL = 40: Use *Table 802.4j*

Rafters not supporting a finished ceiling (attic type)*

_____ Low-slope (slope $\leq 3:12$)
 (Light roofing: DL = 10 psf)
 LL = 20: Use *Table 802.4k*
 LL = 30: Use *Table 802.4l*
 LL = 40: Use *Table 802.4m*

_____ High slope (slope $> 3:12$)
 (Heavy roofing: DL = 15 psf)
 LL = 20: Use *Table 802.4n*
 LL = 30: Use *Table 802.4o*
 LL = 40: Use *Table 802.4p*

_____ High slope (slope $> 3:12$)
 (Light roofing: DL = 7 psf)
 LL = 20: Use *Table 802.4q*
 LL = 30: Use *Table 802.4r*
 LL = 40: Use *Table 802.4s*

* LL = Live load (psf); DL = Dead load; L = span length

JOISTS (CEILINGS)

_____ Grade; E = _____ F_b = _____ (802.1) _____ FRTW allowable stresses/grading (802.1.1)

Joists with limited attic storage (roof slope $> 3:12$) (LL = 20 psf; DL = 10 psf) (*Table 301.4*)*

_____ Plaster ceiling ($\Delta = L/360$) (301.6)
 Use *Table 802.4a*

_____ Gypsum ceiling ($\Delta = L/240$) (301.6)
 Use *Table 802.4b*

Joists with no attic storage (roof slope $\leq 3:12$) (LL = 10 psf; DL = 5 psf) (*Table 301.4*)*

_____ Plaster ceiling ($\Delta = L/360$) (301.6)
 Use *Table 802.4c*

_____ Gypsum ceiling ($\Delta = L/240$) (301.6)
 Use *Table 802.4d*

* LL = Live load (psf); DL = Dead load; L = span length

PLYWOOD ROOF SHEATHING (803.2)

_____ C.P.X. Grade
 _____ 1/2" Thickness
 _____ FRTW allowable stresses/grading
 _____ Allowable spans (*Table 503.2.1.1a*)
 _____ Installation (803.2.3)

PARTICLEBOARD ROOF SHEATHING (803.3)

_____ Grade

PARTICLEBOARD ROOF SHEATHING (cont'd.)

_____ Thickness
 _____ Allowable spans (*Table 803.3.2*)
 _____ Installation (803.3.3)
ATTICS
 _____ Ventilation requirements (806)
 _____ Access requirements (807)

ROOF COVERINGS (Chapter 9)

GENERAL (901)

_____ Load/weather resistance
 _____ Approved materials

DECK PREPARATION (902)

_____ Underlayment application
 _____ Underlayment attachment

ROOF COVERINGS (cont'd.)

ASPHALT SHINGLES (903)

- Steep-slope application (slope \geq 4:12)
- Low-slope application (2:12 \leq slope < 4:12)
- Attachment (Table 903.4)

- Fiber glass*
- Flashing
 - Hips and ridges

SLATE SHINGLES (904)

- Application
- Underlayment
- Valley flashing

METAL (905)

- Application
- Roof slope
- Underlayment

TILE, CLAY OR CONCRETE SHINGLES (906)

- Application
- Attachment
- Roof slope
- Underlayment
- Nailing and flashing

BUILT-UP ROOFING (907)

- Underlayment
- Installation requirements

WOOD SHINGLES (908)

- Sheathing requirements
- Installation requirements
- Attachment & exposure (Tables 908.3 & 908.3.3)
- Valley flashing
- Label

WOOD SHAKES (909)

- Sheathing requirements
- Installation requirements
- Attachment & exposure (Tables 908.3 & 908.3.3)
- Valley flashing
- Label

REROOFING (910)

- 25 percent or more of roof repaired, replaced or recovered
- Structural support
- Recover vs replace

CHIMNEYS AND FIREPLACES (Chapter 10)

1993 BOCA Mechanical

MASONRY CHIMNEYS (1001)

- Construction (1001.1 & Figure 1003.1)
- Changes in dimension
- Additional load
- Termination
- Wall thickness; \geq 4"
- Flue lining - material/installation
- Multiple flues
- Flue area (appliance)
- Flue area (masonry fireplace)
- Inlet
- Cleanout opening

MASONRY CHIMNEYS (cont'd.)

- Chimney clearance
- Firestopping

FACTORY-BUILT CHIMNEYS (1002)

- Approved and listed
- Installation

MASONRY FIREPLACES (1003)

- Construction (Figure 1003.1 & Table 1003.1)
- Fireplace walls
- Steel fireplace units
- Lintel (noncombustible)
- Hearth extension material

See Report

CHIMNEYS AND FIREPLACES (cont'd.)

MASONRY FIREPLACES (cont'd.)

- _____ Hearth extension
- _____ Fireplace clearance
- _____ Firestopping
- _____ Combustible materials

FACTORY-BUILT FIREPLACES (1004)

- _____ Approved and listed

FACTORY-BUILT FIREPLACES (cont'd.)

- _____ Installation

FACTORY-BUILT FIREPLACE STOVES (1005)

- _____ Approved and listed
- _____ Installation

EXTERIOR AIR SUPPLY (1006)

- _____ Intake size

MECHANICAL (Chapters 11-28)

1993 BOCA Mech.

- _____ Appliance labeling (1302, 1303)

- _____ Appliance access (1305, 1401)

- _____ Appliance location (1307)

- _____ Heating and cooling load calculations (1401)

- _____ Ventilation (Chapter 17)

- _____ Exhaust systems (Chapter 18)

- _____ Duct sizing (Chapter 19)

- _____ Combustion air (Chapter 20)

- _____ Chimney and vent location and terminations (1001, 2104)

- _____ Fuel gas pipe sizing (2609)

- _____ Liquefied Petroleum Gas container location (2611)

- _____ Oil tank location (2701)

- _____ Penetrations of fireresistance rated assemblies (320.3.1.1)

PLUMBING (Chapters 29-38)

State

- _____ Water service location and depth (3103, 3104)

- _____ Sanitary and storm sewer location and depth (3103, 3104)

- _____ Listed plastic materials (3109)

- _____ Plumbing fixtures (Chapter 32)

- _____ Water heater size and location (Chapter 33)

- _____ Water supply and distribution system design calculations (3403, 3409)

- _____ Drain, waste and vent pipe sizing and riser diagram (3504, 3505, 3601)

- _____ Backwater valves (3508)

- _____ Private sewage disposal system design (Chapter 38)

- _____ Penetrations of fireresistance rated assemblies (320.3.1.1)

ELECTRICAL (Chapters 39-46)

NATIONAL

- _____ Listed and labeled materials (3903)

- _____ Service size and load calculations (4102)

- _____ Available fault current (4106)

- _____ Service equipment and location (4101, 4106)

- _____ Required branch circuits (4203)

- _____ Feeder requirements and load calculations (4204)

- _____ Required lighting and receptacle outlets (4401, 4403)

- _____ Penetrations of fireresistance rated assemblies (3902)

MANUFACTURED HOUSING USED AS DWELLINGS (Appendix A)

_____ Provisions adopted (114)

N/A

_____ Compliance with Appendix A verified

SWIMMING POOLS, SPAS, AND HOT TUBS (Appendix D)

_____ Provisions adopted (115)

N/A

_____ Compliance with Appendix D verified

ENERGY CONSERVATION (Appendix E)

_____ CABO Model Energy Code adopted (119)

N/A

RADON CONTROL MEASURES (Appendix F)

_____ Provisions applicable (Table 301.2a & 324)

_____ Compliance with Appendix F verified

NOTES

See Bldg. permit report.

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

19980029
I. D. Number

Alling, Keith
Applicant
24 Lunt Dr, Westbrook, ME 04092
Applicant's Mailing Address
Consultant/Agent
878-9487 878-9487
Applicant or Agent Daytime Telephone, Fax

4/13/98
Application Date
Verrill St Lot 10
Project Name/Description
45 Verrill St, 1-family dwelling with garage
Address of Proposed Site
299-D-043 to 45
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 45 Verrill Street, 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.

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 shall be placed at the curb cut entrance.

The DRC recommends a minimum basement floor elevation of 80.0 due to the fact that the site is a mapped wetland and has a seasonal high water table.

A swale shall be constructed within the private drainage easment.

Planning Conditions of Approval

Inspections Conditions of Approval

1. Separate permits shall be required for future decks, sheds, poola and/or garage.

CITY OF PORTLAND, MAINE
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

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

19980029

I. D. Number

Alling, Keith

Applicant

24 Lunt Dr, Westbrook, ME 04092

Applicant's Mailing Address

4/13/98

Application Date

Verrill St Lot 10

Project Name/Description

Consultant/Agent

878-9487

878-9487

Applicant or Agent Daytime Telephone, Fax

45 Verrill St, 1-family dwelling

Address of Proposed Site

299-E-043

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

Office Retail Manufacturing New Building Building Addition Change Of Use Residential

24' x 36'

Proposed Building square Feet or # of Units

1/3 acre

Acreage of Site

8160 sq ft

Zoning

R-3

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$100.00** Subdivision _____ Engineer Review **\$50.00** Date: **4/13/98**

DRC Approval Status:

Reviewer **Jim Wendel**

- Approved **Approved w/Conditions** Denied
see attached

Approval Date **4/29/98** Approval Expiration **4/29/99** Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** **4/29/98**
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate Of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

From: Nancy Knauber
To: Sarah Hopkins
Date: Thu, May 3, 2001 4:22 PM
Subject: Verrill St. Drainage Problem

Frank Van Zandt of 39 Verrill St called (phone 878-3250) today. at 10:00.

He is in the new section of Verrill St. (Chase's Section) he told me, and he is having drainage problems in his back yard. He believes fines are coming into the sawle between his lot and the Riverton School. It is causing ponding and a unsightly mess, he asked what could be done about it.

I told him I would send his concerns to Planning and I gave him my number and told him if he didn't hear from you folks in a couple days, he could call me back.

He also told me that a pipe was to have gone in in that area but then that plan was changed. I don't remember any pipe, everything out there is so flat I'm not sure a pipe would help anything.

Sorry but I think this belongs to your group because it's a private property issue.

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

19980029
I. D. Number

Alling, Keith
Applicant
24 Lunt Dr, Westbrook, ME 04092
Applicant's Mailing Address

4/13/98
Application Date
Verrill St Lot 10
Project Name/Description

Consultant/Agent
878-9487 **878-9487**
Applicant or Agent Daytime Telephone, Fax

Verrill St, 1-family dwelling
Address of Proposed Site
299-E-043
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify)

24' x 36' **1/3 acre**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$100.00** Subdivision _____ Engineer Review **\$50.00** Date: **4/13/98**

DRC Approval Status:

Reviewer **Jim Wendel**

- | | | |
|--|---|---|
| <input type="checkbox"/> Approved | <input checked="" type="checkbox"/> Approved w/Conditions
see attached | <input type="checkbox"/> Denied |
| Approval Date 4/29/98 | Approval Expiration 4/29/99 | Extension to _____ |
| <input checked="" type="checkbox"/> Condition Compliance | Jim Wendel
signature | 4/29/98
date |
| | | <input checked="" type="checkbox"/> Additional Sheets
Attached |

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate Of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

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

19980029
I. D. Number

Alling, Keith
Applicant
24 Lunt Dr, Westbrook, ME 04092
Applicant's Mailing Address

4/13/98
Application Date
Verrill St Lot 10
Project Name/Description

Consultant/Agent
878-9487 **878-9487**
Applicant or Agent Daytime Telephone, Fax

45
Verrill St, 1-family dwelling
Address of Proposed Site
299-E-043
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____
24' x 36' **1/3 acre**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$100.00** Subdivision _____ Engineer Review **\$50.00** Date: **4/13/98**

DRC Approval Status:

Approved Approved w/Conditions see attached Denied
Reviewer **JIM WENDEL**
Approval Date **4/29/98** Approval Expiration **4/29/99** Extension to _____
 Condition Compliance _____ signature _____ date _____ Additional Sheets Attached

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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

APPLICANT: KEITH ALLING
 ADDRESS: 24 LUNT DRIVE, WESTBROOK, ME 04092
 SITE ADDRESS/LOCATION: 45 VERRILL ST, (LOT 10)
 DATE: 4/29/98

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: 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 WILL BE ENFORCED FOR YOUR SITE PLAN

1. 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.
2. 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.
3. Your new street address is now 45 VERRILL ST, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. 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.
5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your 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.
7. 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.)

- 8. As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 9. The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 10. The site contractor shall establish finish grades at the building 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.
- 11. A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), 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 the drainage from the property.
- 12. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 13. EROSION SOIL SHALL BE CONTAINED ON-SITE.
A CRUSHED STONE CONSTRUCTION ENTRANCE
SHALL BE PLACED AT THE CURB CUT ENTRANCE.

cc: Katherine Staples, P.E., City Engineer

- 14. THE DRC RECOMMENDS A ^{MIN.} BASEMENT FLOOR ELEV. OF 80.0 DUE THE FACT THAT THE SITE IS A MAPPED WETLAND AND HAS A SEASONAL HIGH WATER TABLE. ~~DRC DISAGREES WITH THE~~
- 15. A SWALE SHALL BE CONSTRUCTED WITHIN THE PRIVATE DRAINAGE EASEMENT.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."