

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

Location of Construction: 38 Verrill St		Owner: Esposito, Robert		Phone:		Permit No: 980302	
Owner Address:		XXXX /Buyer's Name: Alling, Keith		Phone:		BusinessName:	
Contractor Name: Keith Alling		Address: 24 Lunt Dr Westbrook, ME		Phone: 04098 797-7719		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: APR - 2 1998 CITY OF PORTLAND </div>	
Past Use: Vacant		Proposed Use: 1-fam		COST OF WORK: \$ 50,000.00 PERMIT FEE: \$ 270.00			
Proposed Project Description: Construct Single Family Dwelling		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group <i>R3</i> Type: <i>7B</i> <i>DOCA 96</i> Signature: _____ Date: _____		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zone: <i>R-3</i> CBL: <i>(?) 299-E-023+</i> Zoning Approval: <i>ok with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>MA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel bobit</i> <input type="checkbox"/> Subdivision <i>zmc</i> <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <i>A</i>	
Permit Taken By: Mary Gresik		Date Applied For: 25 February 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

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

27 March 1998 - Permit Routed
 25 February 1998

SIGNATURE OF APPLICANT Kim Alling ADDRESS: _____ DATE: _____ 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
K. Carr

Action:
 Approved
 Approved with Conditions
 Denied
 Date: 3/27/98
MA

COMMENTS

4-10-98 - Foundation Shop B-4 Pan Drop - walls already poured - no
lines out - Spike w/ CG, will get him out (P)

4-13-98 AM Just him ok - depth / them ok (P)

4-13-98 PM - Damp proofing & tide chain ok - on to backfill (P)

5/1/98 - Rough Framing ok (Plumbing ms) (P)

10/7/98 Final Need Side Entry Stair Handrail (P)

6/14/01 Still not installed - Shed eeded permit??

Inspection Record

Type

Foundation: _____
Framing: _____
Plumbing: _____
Final: _____
Other: _____

Date

Applicant: Kim Alling
Address: 38 Verrill St

Date: 3/27/98
C-B-L: 299-E-23-24-25

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - New Single family dwelling 24' x 32' = 768^{sq ft}
NO GARAGE - NO DECKS
shown

Sewage Disposal - City

Lot Street Frontage - 50' req - 89.98' shown

Front Yard - 25' req 28.28' shown

Rear Yard - 25' req 28.62' shown

Side Yard - 14' req - 16.99' & 36.99' shown

Projections - only showing side entry

Width of Lot - 75' req - 89.98' shown

Height - 2 stories

Lot Area - 6,500^{sq ft} 7,362^{sq ft}

Lot Coverage/ Impervious Surface - 25% MAX - 1840.5^{sq ft} MAX

Area per Family - 6,500^{sq ft}

Off-street Parking - 2 req - 2 shown

3 X 4 = 12^{sq ft}

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 6 of 17 Zone C

14-425
"A Front yard may be occupied by a one-story entrance porch not enclosed, with or without a roof, if the area of the porch does not exceed fifty (50) square feet nor the projection from the building exceed five (5) feet."

① front stairs requirement

BUILDING PERMIT REPORT

DATE: 30 MAR. 98 ADDRESS: 38 Verrill ST, 299-E-0237
REASON FOR PERMIT: To Construct a 24'x32' Single Family dwelling
BUILDING OWNER: Robert Esposito
CONTRACTOR: Keith Alling
PERMIT APPLICANT: Kim Alling
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, 6, 8, 9, 10, 13, 16, 23, 24, 25, 26, 27, 28, 29

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 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

BOCA®

PLAN REVIEW RECORD

Valuation: 150,000
Fee: 1270.00

Plan Review # _____
Date: 30 MARCH

CABO
ONE AND TWO FAMILY DWELLING CODE

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

BUILDING LOCATION 38 Verrill ST (299-E-0234)
(Street address)

BUILDING DESCRIPTION To Construct Single family dwelling R-3

REVIEWED BY Hoffner

Numerals indicated in parenthesis are applicable code sections of the 1993 Edition of the ^{BOCA 96} CABO 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. 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.	Site Plan Conditions From The DRC & Zoning Admins Please read and implement	
2.	Glazing shall be done in accordance with Chapter 24 of The building Code.	
	a. Labeling - Section	2402.1
	b. Human Impact	2405.10
3.	Waterproofing & damp proofing. shall be done in accordance with Chapter 1813.4	1813.4
4.	Any Notching or boring shall be done in accordance with Chapter 23 Section 2305.0.	2305.0
5.	Fire blocking & draft stopping	726.00 726.00



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

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 2)

LOCAL DESIGN CRITERIA (R-201, Table No. R-201.2 and Appendix A)

Roof live load <u>42</u> psf	Frost line depth <u>4'</u>
Roof snow load <u>62</u> psf	Termite area <u>N/A</u>
Wind pressure <u>N/A</u> psf	Decay area <u>N/A</u>
Seismic zone <u>2</u>	Winter design temp. <u>-2</u>
Weathering area <u>S</u>	

ROOM PLANNING REQUIREMENTS (~~R-203 through R-205~~) ^{Chapter 12} OK

Use	Area (ft ²)	Width	Average ceiling	Minimum ceiling	Natural* light	Natural or mechanical ventilation
Living	150	7'	7'6"	5'0"	8% floor area	4% floor area or 2 AC/H**
Dining	70	7'	7'6"	5'0"	8% floor area	4% floor area or 2 AC/H
Kitchen	50	N.A.	7'0"	5'0"	8% floor area	4% floor area or 2 AC/H
Bedroom	70	7'	7'6"	5'0"	8% floor area	4% floor area or 2 AC/H
Bathroom	N.A.	N.A.	7'0"	5'0"	3 square feet	1½ square feet or 5 AC/H

* Artificial light — 6 footcandles at 30" above the floor
 ** AC/H — air changes per hour

yes Required heating (R-203.5)

LOCATION ON LOT (R-202)

OK 1-hour rating for exterior walls located less than 3 feet from property line

OK Exterior wall openings

SANITATION (R-206 & R-207)

OK Water closet in compartment with privacy; minimum 30" wide with 21" clear in front of water closet

OK Lavatory

OK Tub or shower in compartment with privacy

OK Kitchen area with sink

GLAZING (~~R-208~~) Chapter 24

2403.1 Labeling

— Louvered windows or jalousies

2405.0 Human impact loads/hazardous locations

— Wind loads

— Skylights and sloped glazing

PRIVATE GARAGES (~~R-209~~) 487 N/A

— No opening between garage and sleeping room

— Other openings (garage to residence); 1¾" solid wood doors, 20-minute fire-rated doors or equivalent

PRIVATE GARAGES (cont'd.)

— Garage-dwelling separation; ½" gypsum board or equivalent on garage side

— Floor surface noncombustible

EGRESS (~~R-210 through R-214~~) Chapter 10

OK One exit from each dwelling unit (R-210.1) 1010.21

See Attachment Sleeping room window for emergency escape: opening 5.7 square feet (grade floor, 5 square feet), 24" net clear height, 20" net clear width; maximum sill height = 44" (R-210.2) 1010.4

— Under stair protection (R-210.3)

— Exit door ≥ (3'0" x 6'8") (R-211) 1017.3

— Exit access or hallway ≥ 3' (R-211)

— Landings; minimum 3' x 3' (R-212) 1014.3.2

— Stairways; minimum width = 3'0"; maximum stair rise = 8¼"; minimum tread = 9"; minimum headroom = 6'8" (Figure No. R-213.1) 1014.3

— Winders (~~R-210.2~~) 1014.6.4

— Spiral stairways (~~R-213.3~~)

— Handrails; required on one side of stair if three or more risers; handrail height = 30" to 38" (~~R-214.1~~) 1021.0 & 1022.0

— Guardrails; required for porches, balconies, open sides of stairs, or raised floor surfaces > 30" above floor

Minimum guardrail height = 36" (R-214.2)

— Opening limitations; < 6" for intermediate rails or ornamental closures, ≤ 4" for vertical members (R-214.2)

FOUNDATIONS (cont'd.)

Table No. R-304.3a OK

MINIMUM THICKNESS AND ALLOWABLE DEPTH OF UNBALANCED FILL FOR UNREINFORCED MASONRY AND CONCRETE FOUNDATION WALLS^{1,4} WHERE UNSTABLE SOIL OR GROUND WATER CONDITIONS DO NOT EXIST IN SEISMIC ZONES NO. 0, 1 OR 2

FOUNDATION WALL CONSTRUCTION	NOMINAL THICKNESS, ³ INCHES	MAXIMUM DEPTH OF UNBALANCED FILL, ¹ FEET
Masonry of Hollow Units, UngROUTed	8 10 12	4 5 6
Masonry of Solid Units	6 8 10 12	3 5 6 7
Masonry of Hollow or Solid Units, Fully Grouted	8 10 12	7 8 8
Plain Concrete	6 ² 8 10 12	6 7 8 8
Rubble Stone	Foundation wall of rubble stone shall be at least 16 inches thick. Rough or random rubble shall not be used as foundations for walls exceeding 35 feet in height.	
Masonry of hollow units reinforced vertically with #4 bars and grout at 24 inches on center. Bars located not less than 4½ inches from pressure side of wall.	8	7

¹ Maximum depths of unbalanced fill may be increased with the approval of the building official when soil conditions warrant such increase. Unbalanced fill is the height of outside finish grade above the basement floor or inside grade.

² 6-inch plain concrete walls shall be formed on both sides.

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

⁴ The height between lateral supports shall not exceed 8 feet.

Table No. R-304.3b

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 NO. 3 OR 4 OR SUBJECTED TO UNSTABLE SOIL CONDITIONS

MATERIAL TYPE	HEIGHT OF UNBALANCED FILL IN FEET ³	LENGTH OF WALL BETWEEN SUPPORTING MASONRY OR CONCRETE WALLS IN FEET	REQUIRED REINFORCING		
			MINIMUM ¹ WALL THICKNESS IN INCHES ⁴	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 ²	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

¹ Thickness of concrete walls may be 6 inches, provided reinforcing is placed not less than 1 inch nor more than 2 inches from the face of the wall not against the earth.

² Solid masonry shall include solid brick or concrete units and hollow masonry units with all cells grouted.

³ Backfilling shall not be commenced until after the wall is anchored to the floor.

⁴ The actual thickness shall not be more than ½ inch less than the required thickness specified in the table.

WALL COVERING (Chapter 5)

INTERIOR WALL COVERING (R-502)

- _____ Wood stripping for furred lath or wallboard (R-502.2)
- _____ Interior lath (R-502.3); Support (Table No. R-502.3a)
- _____ Interior plaster (R-502.4); Thickness (Table No. R-503.3a)
- _____ Gypsum wallboard (R-502.5); Application (Table No. R-502.5)
- _____ Shower and bath compartments: Smooth, hard, nonabsorbent surface to minimum 6 feet above floor
- _____ Other finishes

EXTERIOR WALL COVERING (R-503)

- _____ Exterior lath (Table Nos. R-502.3a & R-502.3b)
- _____ Exterior plaster (Table Nos. R-503.3a, R-503.3b & R-503.3c)
- _____ Masonry veneer (Table No. R-503.6 & Figure No. R-503.4)
Maximum height (35' in Seismic Zones 0, 1 or 2; 25' in Seismic Zones 3 or 4); Steel angle lintels (Table No. R-503.4.1) (4" minimum bearing each end)

EXTERIOR WALL COVERING (cont'd.)

- _____ Veneer ties: #9 wire or #22 corrugated metal; 24" o.c. horizontal spacing; 3¼ square feet maximum area supported (wind > 30 psf and Seismic Zones 3 or 4 maximum area = 2 square feet) (R-503.4.2)

WEATHER PROTECTION (R-503.5 through R-503.10)

- _____ Weather-resistant siding (Table No. R-503.6)
- _____ Nonweather-resistant siding backed by a weather-resistant membrane (Table No. R-503.6)
- _____ Flashing
- _____ Plywood application
- _____ Attachment (Table No. R-503.6)

FLOORS (Chapter 6)

WOOD JOISTS AND GIRDERS (R-602)

- _____ Joists — Nonsleeping areas (LL = 40 psf) Table No. 6-A, Appendix B
- _____ Joists — Sleeping areas (LL = 30 psf) Table No. 6-B, Appendix B
- _____ Grade; $E =$ _____ $F_b =$ _____
- _____ Girder supporting one floor only (Table No. R-602.2.1a)
- _____ Girder supporting more than one floor (Table No. R-602.2.1b)
- _____ Column supporting girder (Table No. R-602.2.1b)
- _____ Footing supporting column (Table No. R-602.2.1b)
- _____ Bearing (1½" minimum on wood or steel; 3" on masonry)

WOOD JOISTS AND GIRDERS (cont'd.)

- _____ Lateral support and bridging
- _____ Cutting and notching
- _____ Bored holes
- _____ Floor framing
- _____ Headers
- _____ Floor trusses

CONCRETE FLOORS (R-603)

- _____ Thickness — 3½" minimum (2,500 psi minimum) (Figure No. R-303)
- _____ Control joints (depth at least ¼ of slab thickness; maximum interval = 30 feet; offsets exceeding 10' to have control joint at point of offset), or; reinforcement (6 × 6 welded wire fabric or equivalent)

ROOF-CEILING CONSTRUCTION (cont'd.)

JOISTS (CEILINGS)

_____ Grade; E = _____ F_b = _____ (R-702.1) _____ FRTW allowable stresses/grading

Joists with limited attic storage (roof slope > 3:12) (LL = 20 psf; DL = 10 psf) (Table No. R-201.4)*

_____ Plaster ceiling ($\Delta = L/360$) (R-201.6)
Use Table 7-A

_____ Gypsum ceiling ($\Delta = L/240$) (R-201.6)
Use Table 7-B

Joists with no attic storage (roof slope \leq 3:12) (LL = 10 psf; DL = 5 psf) (Table No. R-201.4)*

_____ Plaster ceiling ($\Delta = L/360$) (R-201.6)
Use Table 7-C

_____ Gypsum ceiling ($\Delta = L/240$) (R-201.6)
Use Table 7-D

* Tables contained in Appendix B; L = span length

PLYWOOD (R-703)

_____ Grade

_____ Thickness

_____ FRTW allowable stresses/grading

_____ Allowable spans (Table No. R-606.1a)

_____ Installation (Table No. R-606.1a)

PARTICLEBOARD (R-704)

_____ Grade

PARTICLEBOARD (cont'd.)

_____ Thickness

_____ Allowable spans (Table No. R-704.2)

_____ Installation (Table No. R-704.2)

ATTICS

_____ Ventilation requirements (R-707)

_____ Access requirements (R-708)

ROOF COVERINGS (Chapter 8)

GENERAL (R-801)

_____ Load/weather resistance

_____ Approved materials

DECK PREPARATION (R-802)

_____ Underlayment application

_____ Underlayment attachment

ASPHALT SHINGLES (R-803) 15/57.4.3

_____ Steep-slope application (slope \geq 4:12)

_____ Low-slope application (2:12 \leq slope < 4:12)

_____ Attachment (Table No. R-803.4)

_____ Flashing

SLATE SHINGLES (R-804)

_____ Application

_____ Underlayment

_____ Valley flashing

METAL (R-805)

_____ Application

_____ Roof slope

_____ Underlayment

TILE, CLAY OR CONCRETE SHINGLES (R-806)

_____ Application

_____ Attachment

_____ Roof slope

_____ Underlayment

_____ Valley flashing

PLUMBING (Part V)

- General plumbing requirements (Chapter 20)
- Materials and joints (Chapters 20 & 21)
- Drainage, waste and vent systems (Chapter 22)
- Plumbing fixtures (Chapter 23)
- Water service and distribution (Chapter 24)
- Sewage disposal systems (Chapter 25)

ELECTRICAL (Part VI)

NFPA 70A

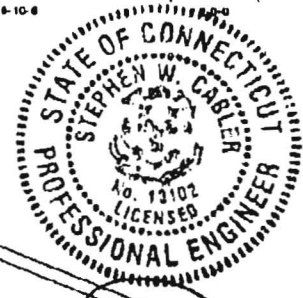
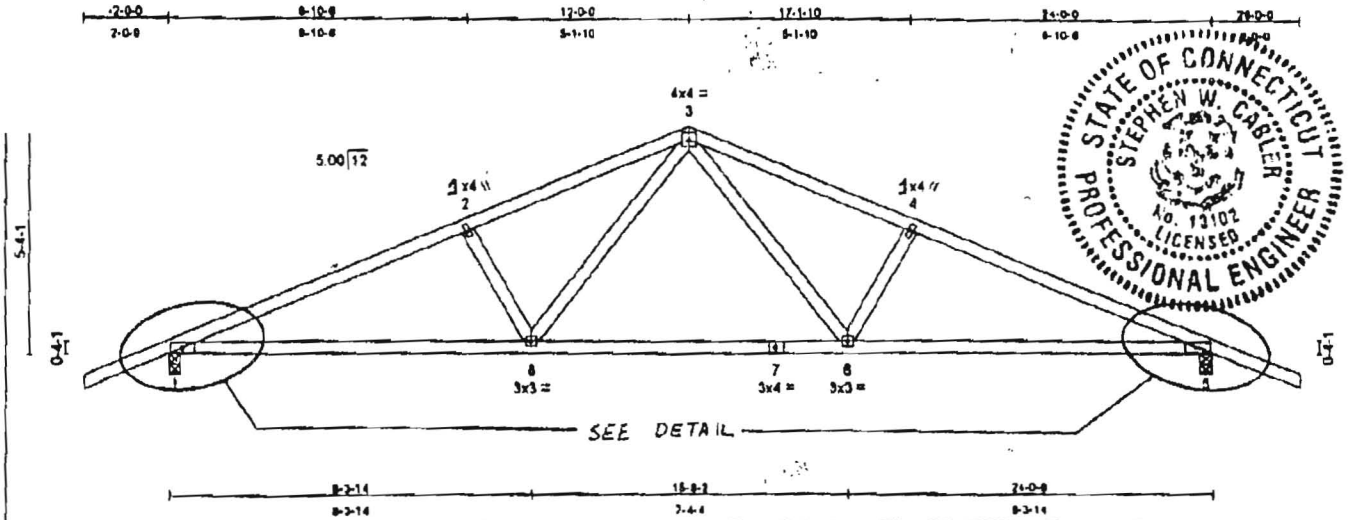
ENERGY CONSERVATION (Part VII)

GABO Model Energy Code

NOTES

Job	Truss	Truss Type	Qty	PN	STOCKS	P780434 REV.1
WOOD	524COMBO	FINK	300	1		

wood structures inc. 3,300 s Jun 7 1995 MiTek Industries, Inc. Fri Jun 23 10:00:03 1995 Page 1



LOADING (psf)	SPACING	2'-0"	CSI	DEFL (in)	(loc)	Vdefl	PLATES	GRIP
TCLL 42.0	Plates Increase	1.15	TC 1.00	Vert(LL) 0.23	7/8	999	M20(20ga)	199/145
TCDL 7.0	Lumber Increase	1.15	BC 1.00	Vert(TL) 0.32	7/8	890		
BCLL 0.0	Rep Stress Incr	YES	WB 0.37	Horz(TL) 0.06	5	n/a		
BCDL 10.0	Code	TPI		Min Length / LL defl =	240			Weight: 73 (lbs)

LUMBER
 TOP CHORD 2 X 4 SPF No.2
 BOT CHORD 2 X 4 SPF No.2
 WEBS 2 X 4 SPF Stud

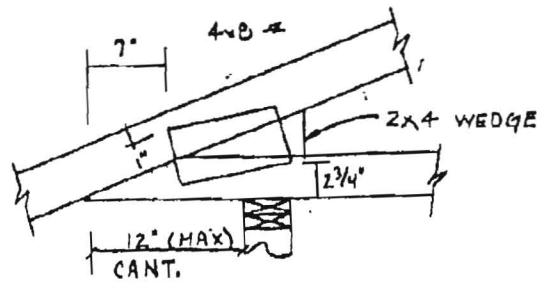
BRACING
 TOP CHORD Sheathed or 2-1-0 on center purlin spacing.
 RIGID CEILING RIGID RIGID ceiling directly applied, or 10-00-00 on center bracing.

REACTIONS (lbs/size) 1=1629/0-3-8, 5=1629/0-3-8

FORCES
 TOP CHORD 1-2=-2590, 2-3=-2319, 3-4=-2319, 4-5=-2590
 BOT CHORD 5-6=2378, 6-7=1678, 7-8=1678, 1-8=2378
 WEBS 2-8=-507, 3-6=789, 3-6=789, 4-6=-507

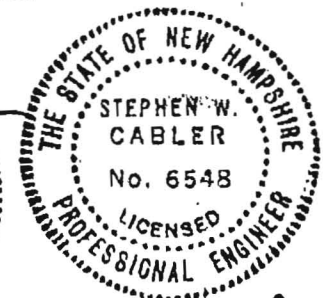
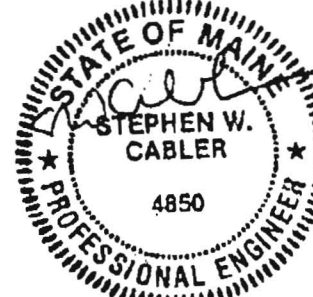
LOAD CASE(S)
 1) Lumber Increase=1.15, Plate Increase=1.15
 Uniform Loads (lbs per ft)
 Vert: 1-2=-98.0, 2-3=-98.0, 3-4=-98.0, 4-5=-98.0, 5-6=-20.0, 6-7=-20.0, 7-8=-20.0, 1-8=20.0
 Concentrated Loads (lbs)
 Vert: 1=-196.0, 5=-196.0, 6=-34.0, 8=-34.0

DESIGN LOADING:
 TCLL/TOTAL (PSF) 42/69 @ 24" oc, 63/74 @ 19.2" oc, 63/89 @ 16" oc.
 This truss has been designed for a 20 psf bottom chord live load, applied concurrently with all other loads wherever the clear distance between the top of the bottom chord and any other member is 42 inches or greater. This check conforms with B.O.C.A. 1993, Section 1608.1.2, Table 1606.1.



JUN 23 1995

JUN 23 1995



WARNING - Verify design parameters and READ NOTES ON THIS AND REVERSE SIDE BEFORE USE.
 Design valid for use only with MiTek connectors. This design is based only upon parameters shown, and is for an individual building component. It is not intended for use in any other application. Applicability of design parameters and proper incorporation of component is responsibility of building designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult Q37-88 Quality Standard, D81-89 Bracing Specifications, and H8-91 Handling, Installing and Bracing Recommendation available from Truss Plate Institute, 693 D'Onofrio Drive, Madison, WI 53719.

WOOD STRUCTURES INC. MI Tek Industries, Inc.

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

19980015
I. D. Number

Alling, Keith
Applicant
24 Lunt Drive, Westbrook, ME 04092
Applicant's Mailing Address
Keith
Consultant/Agent
797-7719
Applicant or Agent Daytime Telephone, Fax

2/25/98
Application Date
38 Verrill St
Project Name/Description

38 Verrill St
Address of Proposed Site
299-E-023,024,025 (?) Jim chec
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 38 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 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.

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.

Planning Conditions of Approval

Inspections Conditions of Approval

1. Separate permits shall be required for future decks, sheds, pool and/or garage.
2. A front yard may be occupied by a one-story entrance, with or without a roof, if the area of the porch does not exceed fifty (50) square feet nor the projection from the building exceed five (5) feet.



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."

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

19980015

I. D. Number

Alling, Keith

Applicant

24 Lunt Drive, Westbrook, ME 04092

Applicant's Mailing Address

Keith

Consultant/Agent

797-7719

Applicant or Agent Daytime Telephone, Fax

2/25/98

Application Date

Verrill St

Project Name/Description

Verrill St

Address of Proposed Site

299-E-023,024,025 (?) Jim chec

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) _____

Proposed Building square Feet or # of Units **7,312 Sq Ft** 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 **\$50.00** Subdivision Engineer Review **\$100.00** Date: **2/25/98**

DRC Approval Status:

Reviewer **Jim Wendel**

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

Approval Date **3/25/98** Approval Expiration **3/25/99** Extension to Additional Sheets Attached

Condition Compliance **Jim Wendel** **3/25/98**
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	

Door + Window Schedule :

Windows: Capital

01 }
02 } VNC 30 52's
03 }
04 }

05 } VNC 30 46's
06 }

07 - VNC 28 32

08 - VCA 235 Casement

09 - 30^{VNC} 46's

10 }
11 } VNC 30 32's
12 }
13 }
14 }
15 }

Doors:

D1 - 28 68 (6) Panel Steel

D2 - 50 68 (6) Panel Steel w/ 2 · 12" side lights.

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

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Project Name/Description

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Address of Proposed Site

299-E-023,024,025 (?) Jim chec

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) **no gaRAGE**

24' x 32'

7,362 Sq Ft

R-3

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

- | | | | |
|---|---|---|--|
| <input 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"/> HistoricPreservation | <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 **\$50.00** Subdivision _____ Engineer Review **\$100.00** Date: **2/25/98**

Inspections Approval Status:

Reviewer **Marge Schmuckal**

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

Approval Date **3/27/98** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ 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 Issued | _____ date _____ | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date _____ | <input type="checkbox"/> Conditions (See Attached) | |
| <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 | | | |



P.O. Box 347
14 Pomerleau Street
Biddeford, ME 04005

Tel: 207-282-7556
ME WATS: 800-339-0716
Out-Of-State: 800-341-9612

Facsimile Cover Sheet

To: *Sam Hoffses*
Company:
Phone:
Fax: *874-8949*

From: *Ken*
Company: WOOD STRUCTURES, INC.
Phone: 207-282-7556
Fax: 207-282-2423

Date: *3/31/98*
Pages including this
cover page: *(2)*

Comments:

c/o Keith Allings

Exhibit "A"
Silviano / Barbara Seneca
86 Taft Ave.
Portland, Me.
4 / 1 / 98

Specifications for 86 Taft Portland, Me.

Bath Rooms

Install new three piece bathroom 2nd floor

Repair plumbing and fixture by removing existing and disposing, including floor, fixtures and piping throughout bathrooms.

1. Install new 1-1/4" PVC trap and metal tailpiece to put fixture in good operating and sanitary condition.
2. Install new 1/2" type 'L' copper water supply lines with shut-off valves at all fixtures.
3. Install new plywood underlayment using ring-shank nails, 6" apart on the face and 4" apart along all seams. Apply floor leveler [Levelastic or approved equal] to all seams for smooth surface.
4. Install new vinyl inlaid using full spread waterproof cement. Vinyl inlaid chosen under a \$25.00 / SY allowance [installed].
5. Install new free standing 1.6 gallon water closet complete with new seat, shut-off valve and all required trim and piping according to the manufacturer's specification and the Maine State Plumbing Code. Unit to be Eljer Aqualine, Universal-Rundle Atlas, American Standard or equal. Caulk all seams between lavatory and floor surface with caulking. Qty=
6. Install new one piece cultured marble lavatory in new free standing vanity according to the manufacturer's specification and the Maine State Plumbing Code. Vanity to be Merrillatt, Yorktowne or approved equal. Lavatory to be Eljer, American Standard or approved equal.
7. Installation to include new single lever chrome faucet [Moen, Peerless, Delta or approved equal], 1-1/4" trap, two shut-off valves and all associated trim.
8. Install new 5' recessed fiberglass tub with complete shower facilities [Lasco model 2603-trio, 2603-2P or approved equal] according to the manufacturer's specification and the Maine State Plumbing Code.
9. Install new chrome plated single lever shower valve. Work to include shower head and tub spout. Shower valve to be Moen, Peerless, Delta or approved equal. Shower rod and all associated trim. Caulk all seams between fixture all surfaces.

Add Wall Bar

Install lighted medicine cabinet.

Repair medicine cabinet by removing existing and disposing.

1. Install new recessed medicine cabinet with integrated incandescent / fluorescent light/ bar

connected to a wall switch. Owner to have selection of cabinet up to \$100.00 allowance. Cabinet to be Nutone or approved equal.

Install new sheetrock [gypsum wallboard] walls.

Repair defective walls by removing and disposing.

1. Install new 1/2" sheetrock [gypsum wallboard] (Domtar, USG or approved equal) fastened to framing using bugle head screws or ring-shanked nails.
2. Tape and seal all seams and nail heads using joint compound [U. S. Gypsum, Gold Bond or equal] Use three coat method. Sand smooth between coats.
3. Sand smooth top coat of joint compound and apply two coats [1 primer and 1 finish coat] of washable flat latex wall paint [Sherwin Williams, Devoe, California or approved equal] according to manufacturer's specifications using a suitable brush or roller. Primer coat to be Promar 200 latex primer, Devoe Wondertones latex primer or other such paint that is labeled as a latex primer. Finish coat to be Promar 200 latex flat wall, Devoe Wondertones latex flat or approved equal. All finishes shall be evenly applied and free from sags, runs, drips, voids, holidays and brush marks.

1st. Floor Bath

Construct new interior non-bearing walls

1. Construct new interior non-load bearing walls using 2 x 4 Spruce [#2 or better] studs and plates. Studs to be spaced 16" on center. Door opening shall be made according to the BOCA building code. Headers shall be made according to the BOCA Building Code.

Install new interior door.

1. Install new flush Luaun hollowcore pre-hung, split-jamb door.
2. Clamshell casing [fingerjointed material allowed] to be installed on two sides.
3. Work to include lockset [Schlage F10 / F40 or approved equal].
4. Apply two coats [1 primer and 1 finish coat] of interior semigloss paint [Sherwin Williams, Devoe, California or approved equal] according to the manufacturer's specifications using a suitable brush or roller. Primer coat to be Sherwin Williams Promar 200 alkyd enamel undercoater, Devoe alkyd undercoat, or approved equal. Finish coat to be Sherwin Williams Promar 200 latex semigloss, Devoe Wondertones satin latex or approved equal. All work to be done in accordance with the manufacturer's specifications. All finishes shall be evenly applied and free from sags, runs,

Install new vinyl inlaid.

Repair floor by removing existing flooring and disposing.

1. Install 1/4" plywood underlayment using 7d ring-shank nails or 1" flooring screws: 6" apart

on the face and 4" apart along all seams. Apply floor leveler [Levelastic or approved equal] to all seams and screw/nail holes created by new underlayment to create smooth surface. Allow floor leveler to thoroughly dry.

2. Install new vinyl inlaid { Tarkett, Mannington, Armstrong or approved equal } under a \$25.00 / SY (installed) allowance] over new underlayment using full spread waterproof cement according to the manufacturer's specifications.

3. Install 4" flexible vinyl cove base along baseboard.

Install lighted medicine cabinet.

1. Install new surface mounted medicine cabinet with integrated incandescent / fluorescent light/ bar connected to a wall switch. Owner to have selection of cabinet up to \$100.00 allowance. Cabinet to be Nutone or approved equal.

Install New Water Closet

1. Install new free standing 1.6 gallon water closet complete with new seat, shut-off valve and all required trim and piping according to the manufacturer's specification and the Maine State Plumbing Code. Unit to be Eljer Aqualine, Universal-Rundle Atlas, American Standard or equal. Caulk all seams between lavatory and floor surface.

Install new vanity.

1. Install new one piece cultured marble lavatory in new free standing vanity according to the manufacturer's specification and the Maine State Plumbing Code. Vanity to be Merrilatt, Yorktowne or approved equal. Lavatory to be Eljer, American Standard or approved equal.


2. Installation to include new faucet-[single lever / two lever / twins], 1-1/4" PVC trap, two shut-off valves and all associated trim. Lavatory and faucet to be Eljer, American Standard or approved equal.

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.
- X 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- X 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- X 25. All requirements must be met before a final Certificate of Occupancy is issued.
- X 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).
- X 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- X 28. Please read and implement the attached Land Use-Zoning report requirements.
- X 29. Fireblocking & draft stopping shall be done in accordance with Chapter 7 section 721.0.
30. _____
31. _____
32. _____



P. Samuel Hoffman, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

BUILDING PLANNING (cont'd.)

SMOKE DETECTORS (R-215) *920, 3.2, see bldg. report*
 Required

Power source

FOAM PLASTIC (R-216)

Approved

Requirements

Location

FLAME-SPREAD AND SMOKE DENSITY (R-217)

Wall/ceiling finishes

Insulation flame-spread rating (25 maximum)

Smoke density (450 maximum)

MOISTURE VAPOR RETARDERS (R-220 & R-503.6.1)

Provided

DWELLING UNIT SEPARATION (R-218)

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/1993 as Use Group R-4.

RAMPS (R-219)

Ramp slope (1:8 maximum)

Handrails; one required if slope > 1:12

Landing, minimum 3' x 3'

FOUNDATIONS (Chapter 3)

WOOD FOUNDATIONS (~~R-302.1~~)

Design

Installation

FOOTINGS (R-303 & Figure No. R-303) *1807.0*

Depth below (outside) grade = 12" minimum, but below frost line *4'*

Soil bearing value

Footing edge thickness = 6" minimum, footing stem thickness = 6" minimum

Footing extension above grade = 8" minimum

Sill size = 2" x (stud width)" minimum

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

FOOTINGS (cont'd.)

Footing width = 12" minimum (1-story); 15" minimum (2-story); 18" minimum (3-story)

FOUNDATION WALLS (R-304 through R-306)

on plan Footing required under foundation wall (~~R-303~~)

16" on plan Minimum wall thickness/maximum depth of unbalanced fill (see page 6)

yes Drains required if habitable or usable spaces are below grade* (~~R-306~~) *1813.0*

1813.4 Dampproofing if basements are below grade* (~~R-306~~)

Waterproofing membrane if habitable spaces below grade* (R-306.1)

FOUNDATION INSULATION (R-307)

Protective covering (minimum 6" below grade)

* If uninhabitable, see crawl space (R-311)

FOUNDATIONS (cont'd.)

COLUMNS (~~R-308~~) 1912

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

DECAY AND TERMITE AREAS (cont'd.)

- Adequate protection

CRAWL SPACE (R-311)

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

DECAY AND TERMITE AREAS (R-309 & R-310)

- Location required (Table No. R-201.2)

WALL CONSTRUCTION (Chapter 23)

GENERAL (R-401)

- Design
- Load requirements (R-201)

WOOD CONSTRUCTION (R-402)

- Grade; E = _____ F_b = _____
- Construction (Figure Nos. R-402.3a & R-402.3b)
- Stud grade _____ spacing (Table No. R-402.3d)
- Exterior and interior bearing walls
- Interior nonbearing partitions: 2" x 3" at 24" o.c. or 2" x 4" flat at 16" o.c.
- Drilling and notching — studs
- Top plate reinforcing
- Headers (Table Nos. R-402.6a through R-402.6f)

WOOD CONSTRUCTION (cont'd.)

- Firestopping
- Draftstopping
- Cripple walls
- Wall bracing (Table No. R-402.10)

METAL CONSTRUCTION (R-403)

- Materials
- Design

MASONRY CONSTRUCTION (R-404 through R-410)

- General design
- Types of masonry
- Construction requirements

Table No. R-402.3d
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 x 4	24 ¹	16	—	24 ¹
3 x 4	24 ¹	24	16	24
2 x 5	24	24	—	24
2 x 6	24	24	16	24

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

FLOORS (cont'd.)

CONCRETE FLOORS (cont'd.)

- _____ Support: (prepared subgrade: maximum earth fill = 8"; maximum sand or gravel fill = 24")
- _____ Base course: (4" graded [2" to 1/4"] aggregate)
- _____ Vapor barrier

PLYWOOD (R-606)

- _____ Grade
- _____ Thickness
- _____ Allowable spans (Table Nos. R-606.1a & R-606.1b)
- _____ Installation (Table No. R-606.1a)

TREATED-WOOD FLOORS (ON GROUND) (R-604)

- _____ Base course: (4" thick with maximum 3/4" gravel or 1/2" crushed stone)
- _____ Moisture barrier: (over base course)

PARTICLEBOARD (R-607)

- _____ Grade
- _____ Thickness
- _____ Allowable spans (Table No. R-607.1.2)
- _____ Installation (Table No. R-402.3a)

METAL (R-605)

- _____ Materials
- _____ Design

ROOF-CEILING CONSTRUCTION (Chapter 7)

RAFTERS AND CEILING JOISTS (R-702)

- _____ Rafter tie where joists are \perp to rafters (4' o.c.) (R-702.2)
- _____ Rafter brace to bearing walls (2" x 4" at 4' o.c. minimum) (Figure No. R-702.3)
- _____ Purlin rafter support (2" x construction minimum) (Figure No. R-702.3 & Table No. R-702.3)
- _____ Connection of roof-ceiling system to masonry walls (Figure Nos. R-404.9, R-404.10a & R-404.10b)

- _____ Bearing
- _____ Cutting and notching
- _____ Bored holes
- _____ Lateral support and bridging
- _____ Headers
- _____ Trusses
- _____ Roof tie-down

RAFTERS

_____ Grade; $E = \underline{\hspace{1cm}}$ $F_b = \underline{\hspace{1cm}}$ (R-702.1) _____ FRTW allowable stresses/grading

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

_____ Gypsum ceiling ($\Delta = L/240$) (R-201.6)
 LL = 20: Use Table 7-E
 LL = 30: Use Table 7-F
 LL = 40: Use Table 7-G

_____ Plastered ceiling ($\Delta = L/360$) (R-201.6)
 LL = 20: Use Table 7-H
 LL = 30: Use Table 7-I
 LL = 40: Use Table 7-J

Rafters not supporting a finished ceiling (attic type)*

_____ Low-slope (slope $\leq 3:12$)
 (Light roofing: DL = 10 psf)
 LL = 20: Use Table 7-K
 LL = 30: Use Table 7-L
 LL = 40: Use Table 7-M

_____ High slope (slope $> 3:12$)
 (Heavy roofing: DL = 15 psf)
 LL = 20: Use Table 7-N
 LL = 30: Use Table 7-O
 LL = 40: Use Table 7-P

_____ High slope (slope $> 3:12$)
 (Light roofing: DL = 7 psf)
 LL = 20: Use Table 7-Q
 LL = 30: Use Table 7-R
 LL = 40: Use Table 7-S

* Tables contained in Appendix B; L = span length

ROOF COVERINGS (cont'd.)

BUILT-UP ROOFING (R-807)

- Underlayment
- Installation requirements

WOOD SHINGLES (R-808)

- Sheathing requirements
- Installation requirements
- Attachment & exposure (Table Nos. R-808.2a and R-808.2b)

Valley flashing

WOOD SHAKES (R-809)

- Sheathing requirements
- Installation requirements
- Attachment & exposure (Table Nos. R-808.2a and R-808.2b)
- Valley flashing

CHIMNEYS AND FIREPLACES (Chapter 9)

MASONRY CHIMNEYS (R-901)

- Construction (R-901.1 & Figure No. R-903.1)
- Changes in dimension
- Additional load
- Termination
- Wall thickness; $\geq 4"$
- Flue lining - material/installation
- Multiple flues
- Flue area
- Inlet
- Cleanout opening
- Chimney clearance
- Firestopping

FACTORY-BUILT CHIMNEYS (R-902)

- Approved and listed
- Installation

MASONRY FIREPLACES (R-903)

- Construction (Figure No. R-903.1 & Table No. R-903.1)
- Steel fireplace units
- Lintel (noncombustible)
- Hearth extension material
- Hearth extension
- Fireplace clearance
- Firestopping
- Combustible materials

FACTORY-BUILT FIREPLACES (R-904)

- Approved and listed
- Installation

FACTORY-BUILT FIREPLACE STOVES (R-905)

- Approved and listed
- Installation

EXTERIOR AIR SUPPLY (R-906)

- Intake size

MECHANICAL (Part IV)

- General mechanical requirements (Chapter 10)
- Appliance labeling (M-1002)
- Installation clearances (M-1005, Fig. No. M-1005, Table Nos. M-1005a and M-1005b)
- Centrally ducted heating & cooling (Chapter 11)
- Electric resistance heaters (Chapter 12)
- Hydronic heating systems (Chapter 13)

- Vented heaters (Chapter 14)
- Combustion air (Chapter 15)
- Equipment venting (Chapter 16)
- Fuel-gas and/or fuel oil supply systems (Chapters 17 & 18)
- Miscellaneous appliances (Chapter 19)

CITY OF PORTLAND, MAINE
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

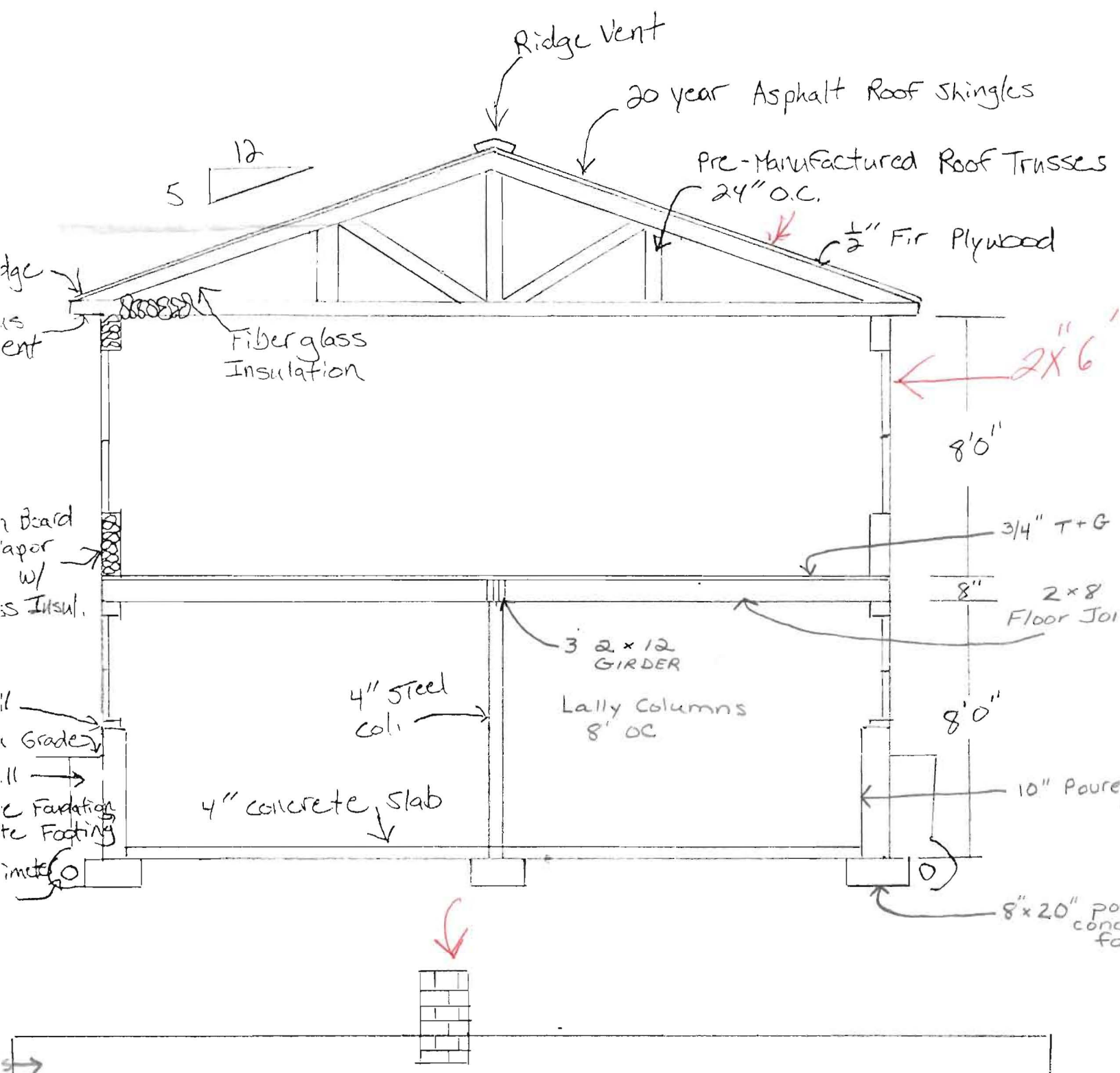
Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, 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.

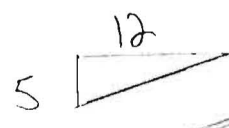
The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed 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.



Ridge Vent

20 year Asphalt Roof Shingles



Pre-Manufactured Roof Trusses
24" O.C.

1/2" Fir Plywood

Fiberglass Insulation

2x6

8'0"

3/4" T+G

8"

2x8 Floor Joist

3 2x12 GIRDER

Lally Columns
8' OC

8'0"

10" Poured

4" concrete slab

4" steel col.

8x20" po
conc
fo

Board
Vapor
w/
Insul.

Grades
Foundation
Footings
Concrete