

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

Location of Construction: <i>(74) 22-76 Verrill St Lot #21</i>		Owner: <i>Stiffler & Close</i>	Phone:	Permit No: 970547
Owner Address:	Lessee/Buyer's Name:	Phone:	Business Name:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUN - 6 1997 CITY OF PORTLAND </div>
Contractor Name: <i>Stiffler & Close</i>	Address: <i>625 Bridgton Rd Westbrook, ME 04092</i>	Phone: <i>797-5948</i>	Business Name:	
Past Use: <i>Vacant Land</i>	Proposed Use: <i>1-fam dwelling</i>	COST OF WORK: \$ <i>75,000.00</i>	PERMIT FEE: <i>797-5967</i> \$ <i>395.00</i>	Zone: <i>23</i> CBL: <i>300-B-023/024/025</i> Zoning Approval: <i>William</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Proposed Project Description: <i>Construct Single Family Dwelling</i>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>AD</i> Type: <i>53</i> <i>DOCA 96</i>	
		Signature: _____	Signature: <i>Huffman</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied
		Signature: _____	Date: _____	
Permit Taken By: <i>Mary Gresik</i>	Date Applied For: <i>13 May 1997</i>			Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied

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 LETTER

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application 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

02 June 1997 - Permit Routed
13 May 1997

SIGNATURE OF APPLICANT <i>Keith Stiffler</i>	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT

7

COMMENTS

23-June-97 Went to site To do Foundation inspection - Foundation installed without being inspected set-backs check looks OK. \$ Will be calling Contractor

10/10/97 Rough framing & Plumbing ok - to Check
 1/5/98 Call for final -

- ① Side Stair Rafter Resers
- ② Fuel feed line through chimney must be ReRouted
- ③ Cable/phone lines @ second entrance must be clipped to bldg.
- ④ Cable entered to bldg - hole must be sealed
- ⑤ Water outlet must be GFI or chgd to single dedicated
- ⑥ Taped splices in bsmt ceil must be well guted

} all listed
 1/16/98

1/6/98 - Issue CofD (Temp?) When DRC Release rec'd. @

Single family dwelling - No deck/No garage/unfinished 1/2 bath 1st fl

Inspection Record

	Type	Date
Foundation:	See Note -	
Framing:		
Plumbing:		
Final:		
Other:		

Applicant: Kath Stiffen

Date: 6/5/97

Address: 74 Verrill St (lot #21)

C-B-L: 300-B-23/24/25

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct single family dwelling ^{NO GARAGE}
_{NO DECKS}

Sewage Disposal - City

Lot Street Frontage - 50' req - 90' shown

Front Yard - 25' req - 25' + shown

Rear Yard - 25' req - 25' + shown

Side Yard - 14' req - 16' & 18' + shown

Projections - ^{REAR} bulkhead within 25' ^{REAR} setback - front steps within front setback

Width of Lot - 75' req - 90' shown

Height - 2 story

Lot Area - 8,500[#] min 8,223[#] shown

Lot Coverage/ Impervious Surface - 25% MAX or 2055.75[#] MAX

Area per Family - 6,500[#] min, 8,223[#] shown

Off-street Parking - 2 SPACES shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

25 x 32 = 768[#]

BUILDING PERMIT REPORT

DATE: 5 June 97 ADDRESS: 74 Verrill ST (Lot #21)

REASON FOR PERMIT: To Construct a single Family dwelling

BUILDING OWNER: Stiffler & Close

CONTRACTOR: Stiffler & Close

PERMIT APPLICANT: Keith Stiffler APPROVAL: *1, *2, *6, *7, *8, *9, *10, *11, *15, *20 DENIED *24, *26

CONDITION(S) OF APPROVAL

- *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.
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.
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...
*6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
*7. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces...
*8. Headroom in habitable space is a minimum of 7'6".
*9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
*10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
*11. 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.
12. Each apartment shall have access to two (2) separate, remote and approved means of egress.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
*15. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19.
- 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)

16. 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.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. 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)
- x20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- x24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- x25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- x26. Your general note STATE plans designed to The 1987 BOCA code - The City of Portland has adopted The 1996 BOCA NATIONAL Building Code / 1996
Please review your plans and make changes as required.
28. _____


P. Samuel Hayes, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal
J. Windell



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: January 9, 1998

SUBJECT: Certificate of Occupancy
74 Verrill Street

A review of the site has been completed. It is my opinion that a **Permanent Certificate of Occupancy** could be granted with the following requirement:

1. Completion of the grading, loaming and seeding within 80 Verrill Street (Woodman property) and seeding on the remaining two lots as shown on a plan prepared by Deluca-Hoffman, dated 9-97, for the Planning Department shall be completed by May 30, 1998.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 5, 1997

Stiffley & Close
625 Bridgton Rd.
Westbrook, Portland, ME 04092

RE: 74 Verrill St. (Lot # 21)

Dear Sir:

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal Laws.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.

Site Plan Review Requirements

Building Inspection: Conditions, Separate permits shall be required for future decks and or garage. Approved.
M. Schmuckal

Development Review Coordinator: See attached Conditions - J Wendel

Building and Fire Code Requirements

1. Please read and implement items 1, 2,5, 6,7,8,9,10,11,15, 20, 24,25 & 26 of the attached building permit report.

Sincerely,


P. Samuel Hoffses
Chief Building Inspector

c: M. Schmuckal
J. Wendal

///



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

I. D. Number _____

Applicant Stiffler & Close
625 Bridgton Rd Westbrook

13 May 1997
Application Date

Applicant's Mailing Address [Handwritten]

74
Project Name/Description

Consultant/Agent Keigh - 797-5948

72-76 Verrill St Lot #21
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax _____

300-B-023/024/025
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 Other (specify) _____

825 Sq Ft GFC 8,223 Sq Ft
Proposed Building Square Feet or # of Units Acreage 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"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____ 100.00 Engineer Review Fee

Approval Status: _____ Reviewer JIA WENDEL

- Approved Approved w/Conditions listed below Denied

- _____
- SEE ATTACHED CONDITIONS
- _____
- _____

Approval Date 5/30/97 Approval Expiration 5/98 Extension to _____ date date 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 _____ | |
| Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| Defect Guarantee Released | _____ date _____ | _____ signature _____ | |

Address: 72-76 Verrill St Lot #21



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

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Applicant Stiffler & Close
625 Bridgton Rd Westbrook

13 May 1997
Application Date

Applicant's Mailing Address _____

Project Name/Description _____

Consultant/Agent Keith - 797-5948

72-76 Verrill St Lot #21
Address of Proposed Site
300-B-023/024/025

Applicant or Agent Daytime Telephone, Fax _____

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 Other (specify) _____
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Proposed Building Square Feet or # of Units Acreage of Site Zoning

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|--|--|---|--|
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| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____ 100.00 Engineer Review Fee

Approval Status:

Reviewer Marge Schmittal

- Approved **Approved w/Conditions** listed below Denied
- Separate permits shall be required for future decks and/or garage
 - _____
 - _____
 - _____

Approval Date 6/5/97 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

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<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	

Address: 72-76 Verrill St Lot #21

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

APPLICANT: STIFFLER & CUSE
 ADDRESS: 625 BRIDGTON RD., WESTBROOK
 SITE ADDRESS/LOCATION: 72-76 VERRILL ST (LOT 21)
 DATE: 5/30/97

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 74 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. ERODED SOIL SHALL BE KEPT ON SITE.
VERRILL ST SHALL BE KEPT CLEAN OF
SOIL TRACKED FROM VEHICLES.

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

14. THE FIRST FLOOR ELEVATION SHALL BE SET AT A MINIMUM OF 10.5' ABOVE THE INVERT OF THE 12" CULVERT BESIDE THE LOT,

15. THE INVERT OF THE FOUNDATION DRAIN OUTFALL SHALL BE SET 1.2' ABOVE THE INVERT OF THE 12" CULVERT.

16. THE GRADING AROUND THE HOUSE SHALL SLOPE AWAY FROM THE HOUSE A MINIMUM OF 3%.

74 Verrill

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 74 Verrill St (Lot #21) 300-B-023/024/025

Issued to **Stiffler & Close** Date of Issue **09 January 1998**

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. **970547**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling
No Garage/No Deck
Unfinished 1/2 Bath Installed

Limiting Conditions: **TEMPORARY**

See attached memo dated 09 Jan '98 listing condition of approval. Conditional compliance by 30 May '98.

This certificate supersedes certificate issued

Approved:

PKV
1/9/98

(Date)

Inspector

Sheila Kelly
PKV

[Signature]
Inspector of Buildings

Inspector of Buildings

300-B-23

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.