

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

Location of Construction: <b>60 Label Ave Portland, ME (Lot 88)</b>		Owner: <b>R.J. Grondin</b>		Phone: <b>892-3149</b>		Permit No: <b>981423</b>	
Owner Address: <b>27 Main Street, Windham, ME 04062</b>		Lessee/Buyer's Name: <b>Custom Built Homes of ME</b>		Phone:		BusinessName:	
Contractor Name: <b>CB RM Inc.</b>		Address: <b>27 Main Street, Windham, ME 04062</b>		Phone:		Permit Issued: <b>DEC 18 1998</b>	
Past Use: <b>Vacant</b>		Proposed Use: <b>1 family</b>		COST OF WORK: <b>\$ 80,000</b>		PERMIT FEE: <b>\$ 300.00 permit</b>	
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <b>13</b> Type: <b>53</b>		CITY OF PORTLAND	
Proposed Project Description: <b>Construction of 1 family home.</b>		Signature:		Signature: <i>[Signature]</i>		Zone: CBL: <b>307-A-018</b>	
Permit Taken By: <b>MG</b>		Date Applied For: <b>11-2-98</b>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <input checked="" type="checkbox"/> 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"/>	
		Signature:		Date:		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..

Call for P/O 892-3149

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

11-3-98

SIGNATURE OF APPLICANT	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 **1**

COMMENTS

12/14 Foundation OK DC

11/13/99 Mike Pood by phone discussed stairways - minimum tread nosing to nosing 10", maximum rise 7 3/4", minimum headroom 6'8".

11/20/99 Framing & Rough Plumbing OK - request specs on steel beam, basement stair not yet installed (DC)

	Type	Inspection Record		Date
Foundation:	OK	12/14	DC	_____
Framing:	OK	1/20	DC	_____
Plumbing:	_____	_____	_____	_____
Final:	_____	_____	_____	_____
Other:	_____	_____	_____	_____

**BUILDING PERMIT REPORT**

DATE: 17 NOV ADDRESS: 62-66 Label Ave. CBL 307-A-018  
 REASON FOR PERMIT: To Construct a single Family dwelling.  
 BUILDING OWNER: R.J. Grandin  
 CONTRACTOR: Custom Built Homes of ME.  
 PERMIT APPLICANT: ↑  
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5 B

**CONDITION(S) OF APPROVAL**

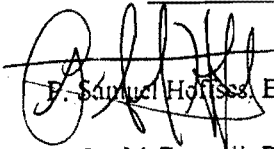
This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*2, \*2.5, \*2.6, \*3, \*8, \*9, \*10, \*11, \*12, \*13, \*24, \*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)
  - ~~2.5~~ Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
  - ~~2.6~~ Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
  - ~~3.~~ Precaution must be taken to protect concrete from freezing. Section 1908.0
  - ~~4.~~ It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
  5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
  6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
  7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
  - ~~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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
  - ~~9.~~ Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
  - ~~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. (Section 1014.0)
- The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. ( Section 1018.6 )  
Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1

- All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closers. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
5. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
  16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
    - In the immediate vicinity of bedrooms
    - In all bedrooms
    - In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2
  17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. Section 921.0
  18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
  19. The Sprinkler System shall maintained to NFPA #13 Standard.
  20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
  21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
  22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
  23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
  - \* 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
  25. All requirements must be met before a final Certificate of Occupancy is issued.
  - \* 26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
  27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). ( Chapter M-16 )
  28. Please read and implement the attached Land Use-Zoning report requirements.
  - \* 29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
  - \* 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
  31. \_\_\_\_\_
  32. \_\_\_\_\_
  33. \_\_\_\_\_

  
F. Samuel Hoffess, Building Inspector

cc: Lt. McDougall, PFD  
Marge Schumuckal, Zoning Administrator

STRUCTURAL STEEL  
STRUCTURAL STEEL  
STRUCTURAL STEEL  
STRUCTURAL STEEL

**GOLDSTEIN STEEL CO., INC.**

DIAL (207) 839-3411 FAX (207) 839-3726

P.O. BOX 277 / GORHAM, ME 04038-0277

YARD: 36 RUNNING HILL ROAD ■ SCARBOROUGH, MAINE

BUILDING PRODUCTS  
BUILDING PRODUCTS  
BUILDING PRODUCTS  
BUILDING PRODUCTS

TO ARTHUR ROWE  
CITY OF PORTLAND CODE DEPT

RE: Custom Built Homes

THE HOLES DRILLED OR BURNED INTO  
A STEEL STRUCTURAL BEAM DOES NOT INTERFERE  
WITH THE STRUCTURAL INTEGRITY OF THE STEEL.

THANK YOU  
DANNY

Danny Demas PRES.

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

19980152

I. D. Number

Custom Built Homes of maine

Applicant

27 main St, Windham, ME 04062

Applicant's Mailing Address

11/2/98

Application Date

Label Ave 62-66 (lot 88)

Project Name/Description

Consultant/Agent

892-3149

Applicant or Agent Daytime Telephone, Fax

62- 66 Label Ave

Address of Proposed Site

307-A-018

Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

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**Planning Conditions of Approval**

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**Inspections Conditions of Approval**

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

2. Label Street is not an accepted City Street. As a result, the City does not own the street or maintain the utilities within the street, including the sewer.

The City is prohibited from expending public funds on streets that it does not own and as a result cannot repair the street or the utilities

in the event of any damage or failures of system. Regardless of the City's lack of ownership, the owner of the structure

is responsible for payment of all utility bills, including water and sewer bills. Any future owner shall be notified of the above by the contractor/developer.

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**Fire Conditions of Approval**

CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
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Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

307-A-018

Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

Approved, subject to site plan review addendum conditions of approval:

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 60 Label Ave. (Lot 88), the number must be displayed on the street frontage of your house prior to issuance of a 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 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.
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 Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
10. 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.
11. 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.
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 contained on site. A crushed stone construction entrance shall be placed at the curb cut opening.
14. The future garage is not part of this application and shall require a separate site plan submission.
15. The applicant shall provide to the City of Portland a turn around easement in the northerly corner of the lot abutting Label Avenue. The easement area shall be 30' by 30'. A paved surface shall also be provided and configured as follows:
  1. The paved surface shall be 20' wide with 15' radii corners where the paved surface meets the existing pavement of Label Avenue.
  2. The end of the paved surface shall be 25' from the right of way of Label Avenue.
  3. The pavement structure shall conform to the City of Portland Technical Standards with the following section:
    - a. 15" aggregate subbase gravel
    - b. 3" crushed aggregate base gravel
    - c. 2" base course pavement - Type "B"
    - d. 1" wearing course pavement - Type "C"

In addition, a scaled plan prepared and stamped by a RLS shall be submitted to Public Works and Corporation

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

19980152

I. D. Number

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Applicant

27 main St, Windham, ME 04062

Applicant's Mailing Address

Consultant/Agent

892-3149

Applicant or Agent Daytime Telephone, Fax

11/2/98

Application Date

Label Ave 62-66 (lot 88)

Project Name/Description

62- 66 Label Ave

Address of Proposed Site

307-A-018

Assessor's Reference: Chart-Block-Lot

Council for review and approval that shows the dimensions and bearings of the easement, abutting properties, and right of way of Label Avenue. The plan shall also note the owners of the abutting properties with the book and page numbers of the associated deeds of the properties. The applicant shall also submit for review and approval to Public Works and Corporate Counsel a turnaround easement deed outlining appropriate rights and responsibilities. Upon approval of the plan and easement deed by the City, the applicant shall provide to the City two copies of the final recorded plan and executed deed with the recorded book and page numbers. No certificate of occupancy will be granted until the turnaround is constructed and the plan and deed have been executed and recorded.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

1. Separate permits shall be required for future decks, sheds, pool, and/or garage.
2. Label Street is not an accepted City Street. As a result, the City does not own the street or maintain the utilities within the street, including the sewer. The City is prohibited from expending public funds on streets that it does not own and as a result cannot repair the street or the utilities in the event of any damage or failures of system. Regardless of the City's lack of ownership, the owner of the structure is responsible for payment of all utility bills, including water and sewer bills. Any future owner shall be notified of the above by the contractor/developer.

**Fire Conditions of Approval**



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

19980152  
I. D. Number

Custom Built Homes of maine  
Applicant  
27 main St, Windham, ME 04062  
Applicant's Mailing Address

11/2/98  
Application Date  
Label Ave 62-66 (lot 88)  
Project Name/Description

Consultant/Agent  
892-3149  
Applicant or Agent Daytime Telephone, Fax

62- 66 Label Ave  
Address of Proposed Site  
307-A-018  
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 - no decks**  
 1408 12542 R-3  
 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 \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review **\$400.00** Date: **11/2/98**

**Inspections Approval Status:**

Reviewer **Marge Schmuckal**

Approved  Approved w/Conditions see attached  Denied  
 Approval Date **12/14/98** 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	_____	<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			

**CITY OF PORTLAND, ME  
BOCA 1996 Plan Review Record  
One and Two Family Dwelling**

Valuation: ~~\$80,000~~ \$420,000 Plan Review # \_\_\_\_\_  
 Fee: 420.00 Date: 19 NOV. 98

Building Location: 62-66 Label Ave. CBL: 307-A-018

Building Description: Single Family Dwelling

Reviewed by: S. Hoppers

Use or Occupancy: R-3 Type of Construction: 5B

\*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site plan & building code requirements must be completed before a Certificate of Occupancy can or will be issued	111.4
2.	water proofing & damp proofing	1813
3.	crawl space opening	1210.2

Foundations (Chapter 18)

Wood Foundation (1808)

~~NA~~ Design  
~~NA~~ Installation

Footings (1807.0)

~~X~~ Depth below (outside) grade 4' minimum;  
but below frost line except for insulated footings.  
~~NA~~ Insulated footing provided  
~~X~~ Soil bearing value (table 1804.3)  
~~X~~ Footing width  
~~X~~ Concrete footing (1810.0) .3.1, 3.2

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Foundation Walls

~~X~~ Design (1812.1)  
~~X~~ Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)  
~~BR~~ Water proofing and damp proofing Section 1813  
~~X~~ Sill plate (2305.17)  
~~SA~~ Anchorage bolting in concrete (2305.17)  
~~X~~ Columns (1912)  
~~NA~~ Crawl space (1210.2) Ventilation  
~~SR~~ Crawl opening size (1210.2.1)

\_\_\_\_\_  
\_\_\_\_\_  
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Floors (Chapter 16-23)

~~X~~ Joists - Non sleeping area LL40PSF (Table - 1606)  
~~X~~ Joists - Sleeping area LL30PSF (Table - 1606)  
~~X~~ Grade  
~~X~~ Spacing  
~~X~~ Span  
~~X~~ Girder 4" bearing 2305

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~X~~ Bridging (2305.16)
- ~~SR~~ Boring and notching (2305.5.1)
- ~~SR~~ Cutting and notching (2305.3)
- ~~SR~~ Fastening table (2305.2)
- ~~NA~~ Floor trusses (AFPANDS Chapter 35)
- ~~X~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~X~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Wall Construction (Chapter 2300)

- ~~X~~ Design (1609) wind loads
- ~~X~~ Load requirements
- ~~X~~ Grade
- ~~SR~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SR~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SR~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~NA~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Roof-Ceiling Construction (Chapter 23)**

- ~~X~~ Roof rafters - Design (2305.15) spans
- ~~X~~ Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- ~~X~~ Roof trusses (2313.3.1)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Roof Coverings (Chapter 15)**

- ~~X~~ Approved materials (1404.1)
- ~~X~~ Performance requirement (1505)
- ~~X~~ Fire classification (1506)
- \_\_\_\_\_ Material and installation requirements (1507)
- ~~NA~~ Roof structures (1510.0)
- ~~X~~ Type of covering (1507)

**Chimneys and Fireplaces  
BOCA Mechanical/1993**

- ~~X~~ Masonry (1206.0)
- ~~NA~~ Factory - built (1205.0)
- ~~NA~~ Masonry fireplaces (1404)
- ~~NA~~ Factory - built fireplace (1403)

**Mechanical  
1993 BOCA Mechanical Code**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

State Plumbing Code

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>46 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

Glazing (Chapter 24)

<u>NR</u>	Labeling (2402.1)
_____	Louvered window or jalousies (2402.5)
_____	Human impact loads (2405.0)
_____	Specific hazardous locations (2405.2)
_____	Sloped glazing and skylights (2404)
_____	
_____	
_____	
_____	

Private Garages (Chapter 4)

<u>NR</u>	General (407)
_____	Beneath rooms (407.3)
_____	Attached to rooms (407.4)
_____	Door sills (407.5)
_____	Means of egress (407.8)
_____	Floor surface (407.9)
_____	
_____	

Egress (Chapter 10)

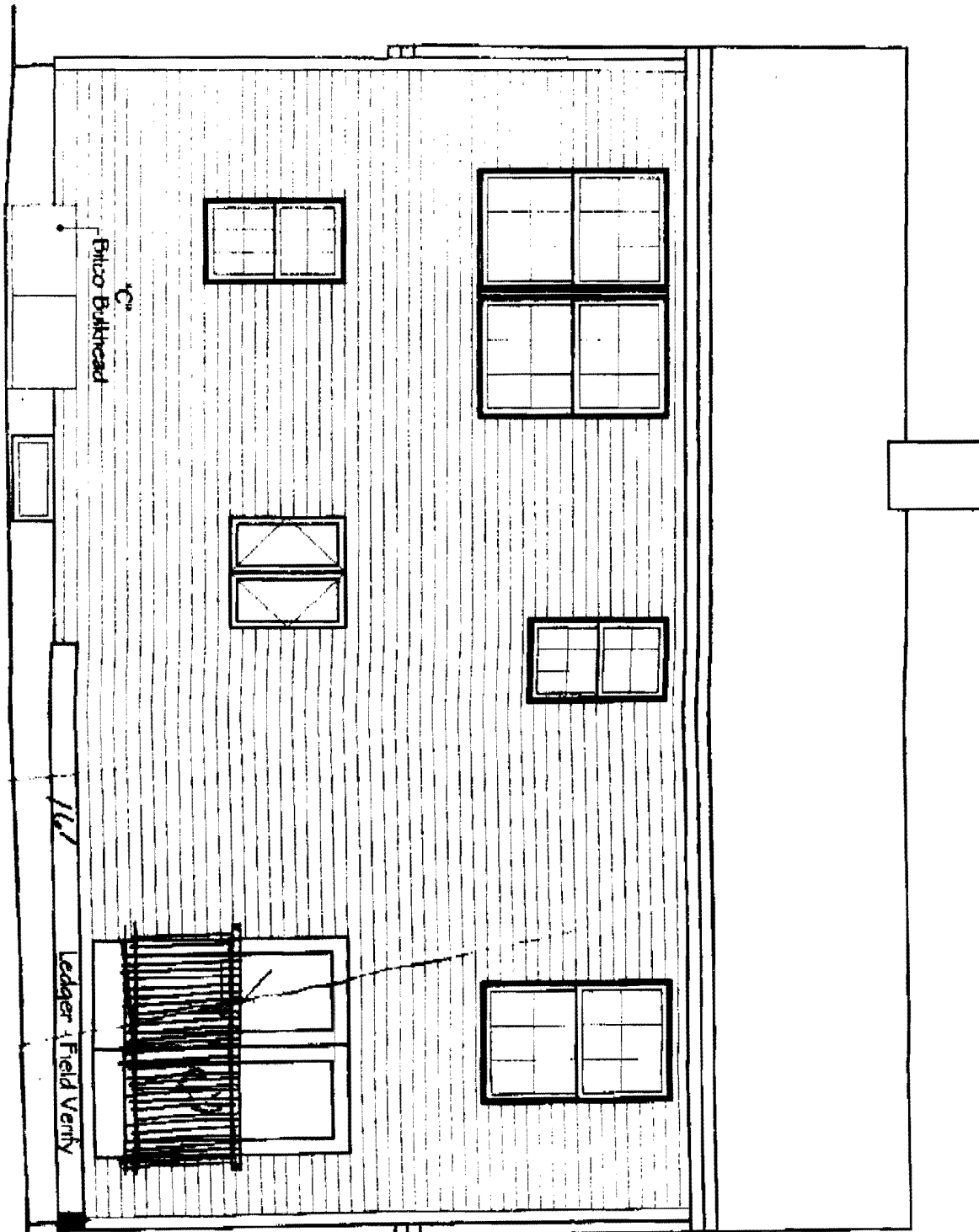
- ~~X~~ One exit from dwelling unit (1010.2)
- ~~SA~~ Sleeping room window (1010.4)
- ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~X~~ Landings (1014.3.2) stairway
- ~~NR~~ Ramp slope (1016.0)
- ~~X~~ Stairways (1014.3) 36" W
- ~~X~~ Treads (1014.6) 10" min.
- ~~X~~ Riser (1014.6) 7 3/4" max.
- Solid riser (1014.6.1)
- ~~NR~~ Winders (1014.6.3)
- ~~NR~~ Spiral and Circular (1014.6.4)
- ~~SA~~ Handrails (1022.2.2.) Ht.
- ~~SA~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SA~~ Guards (1012.0) 36" min.

—  
—  
—

Smoke Detectors (920.3.2)

- ~~SA~~ Location and interconnection
- ~~SA~~ Power source

Dwelling Unit Separation  
Table 602



REAR ELEVATION

Scale: 1/4" = 1'-0"

Received  
12/14/99

No Deck  
- showing BARRED  
Doors





Ted Wandishin

CUSTOM BUILT HOMES OF MAINE, INC.  
27 Main Street, Windham, Maine 04062  
Office (207) 892-3149 Home (207) 627-7264  
Fax (207) 892-1383

329 1402

# fax t r a n s m i t t a l

To: Mike Noyent

Fax: 874-8716

From: Ted

Date:

Re: <sup>Lot</sup> 88 Label Ave

NOTES:

Mike,

We are installing a barricade

~~off the breakfast area.~~

Please let me know ASAP  
if you need anything else. I am planning  
to pick up the permit later today.

Thanks,

Ted

**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.

**NOTE\*\*If 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: <u>(Lot 88) Pine Tree Terrace (62-66) Label Ave, Port.</u>		
Total Square Footage of Proposed Structure <u>1408</u>	Square Footage of Lot <u>12542</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>307</u> Block# <u>A</u> Lot# <u>018</u>	Owner: <u>Custom Bui Homes of ME</u> <u>R.J. Grandin</u>	Telephone#: <u>892-3149</u>
Owner's Address: <u>04062</u> <u>27 Main St., Windham ME</u>	Lessee/Buyer's Name (If Applicable) <u>Custom Bui Homes of ME</u>	Cost Of Work: <u>\$ 80,000</u>
Proposed Project Description: (Please be as specific as possible) <u>New family dwelling</u> <span style="float: right;">MG</span>		
Contractor's Name, Address & Telephone: <u>HC BHM Inc., 27 Main St., Windham ME 04062</u>		

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

•All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.

•All plumbing must be conducted in compliance with the State of Maine Plumbing Code.

•All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.

•HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with your 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)

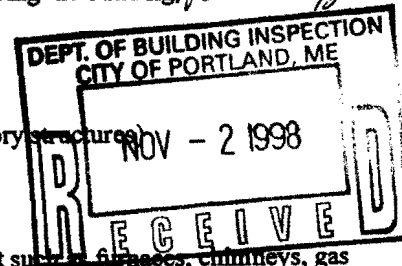
A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

- 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

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>[Signature]</u>	Date: <u>11/1/98</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.

*Call for P/O 892 3149*

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

**19980162**  
I. D. Number

**Custom Built Homes of maine**  
Applicant  
**27 main St, Windham, ME 04062**  
Applicant's Mailing Address

**11/2/98**  
Application Date  
**Label Ave 62-66 (lot 88)**  
Project Name/Description

Consultant/Agent  
**892-3149**  
Applicant or Agent Daytime Telephone, Fax

**62- 66 Label Ave**  
Address of Proposed Site  
**307-A-018**  
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) \_\_\_\_\_  
**1408** **12542**  
Proposed Building square Feet or # of Units **1408** Acreage of Site **12542** 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 \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review **\$400.00** Date: **11/2/98**

**Inspections Approval Status:**

Approved  Approved w/Conditions see attached  Denied  Additional Sheets Attached  
Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  
 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	_____	<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	

A certain lot or parcel of land, together with the improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, and further described as Lot 88 on a certain PLAN SHOWING NEW LOTS ONLY, PHASE III ADDENDUM OF PINE TREE TERRACE SUBDIVISION, PORTLAND, MAINE, prepared for Euclid Ambler Associates by D. A. Maxfield, Jr. dated February 1987, and recorded on November 2, 1987, in the Cumberland County Registry of Deeds in Plan Book 166, Page 50, and to which Plan and the record thereof reference is hereby made for a more particular description of the within conveyed premises.

Also, including a certain lot or parcel of land, together with the improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, and further described as follows:

Beginning at an iron pin at the westerly corner of Lot 88 on said PLAN SHOWING NEW LOTS ONLY, PHASE III ADDENDUM OF PINE TREE TERRACE SUBDIVISION, PORTLAND, MAINE;

Thence, North  $41^{\circ} 45' 00''$  W along the land now or formerly of Delta Realty Corp. one hundred twenty-five (25.00) feet to a point;

Thence, North  $48^{\circ} 15' 00''$  E one hundred twenty-five and forty-two hundredths (125.42) feet to a point on the westerly side of Label Avenue;

Thence, South  $41^{\circ} 45' 00''$  E, along the westerly side of Label Avenue to an iron pin at the corner of Lot 88;

Thence in a Northerly direction along the sideline of Lot 88 to an iron pin;

Thence, South  $48^{\circ} 15' 00''$  W one hundred twenty-five and forty-two hundredths (125.42) feet to the point of beginning.

Meaning and intending to convey a portion of road that was vacated pursuant to Title 23 M.R.S.A. Section 3032, which lies adjacent to the above-mentioned Lot 88 and is shown on a Plan of Pine Tree Terrace in Portland, Maine, dated May 19, 1943 and recorded in the Cumberland County Registry of Deeds in Plan Book 30, Page 29.

Applicant: Custom Built Homes of ME Date: 11/16/98

Address: 62-66 Label Ave. - 6799C-B-L: 307-A-18

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - Z-3

Interior or corner lot -

Proposed Use/Work - construct 1 family home - NO GARAGE

Sewage Disposal - City

Lot Street Frontage - 50' req - 100' shown

Front Yard - 25' req - 37' shown to front stairs

Rear Yard - 25' req - 54' shown from rear bulkhead

Side Yard - 14' req - 20' shown  
20' req ~~on~~ side yard to side st - 48' shown

Projections - rear bulkhead - rear deck - right side entry

Width of Lot - 75' req - 100' shown

Height - 2 story Cape (rear dormer)

Lot Area - 6,500<sup>±</sup> 9,385<sup>±</sup> 12,542<sup>±</sup> shown

Lot Coverage/ Impervious Surface - 25% cover. 3,135.5<sup>±</sup> MAX

Area per Family - 6,500<sup>±</sup>

Off-street Parking - - 2 - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A map 6

Zone C  
1

24 x 32 = 768<sup>±</sup>

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

**19980152**

I. D. Number

**Custom Built Homes of maine**

**11/2/98**

Applicant

Application Date

**27 main St, Windham, ME 04062**

**Label Ave 62-66 (lot 88)**

Applicant's Mailing Address

Project Name/Description

Consultant/Agent

**62- 66 Label Ave**

**892-3149**

Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

**307-A-018**

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 - no decks**

**1408**

**12642**

**R-3**

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 \_\_\_\_\_    Subdivision \_\_\_\_\_    Engineer Review **\$400.00**    Date: **11/2/98**

**DRC Approval Status:**

Reviewer **Jim Wendel**

Approved     Approved w/Conditions see attached     Denied

Approval Date **12/17/98**    Approval Expiration **12/17/99**    Extension to \_\_\_\_\_     Additional Sheets Attached

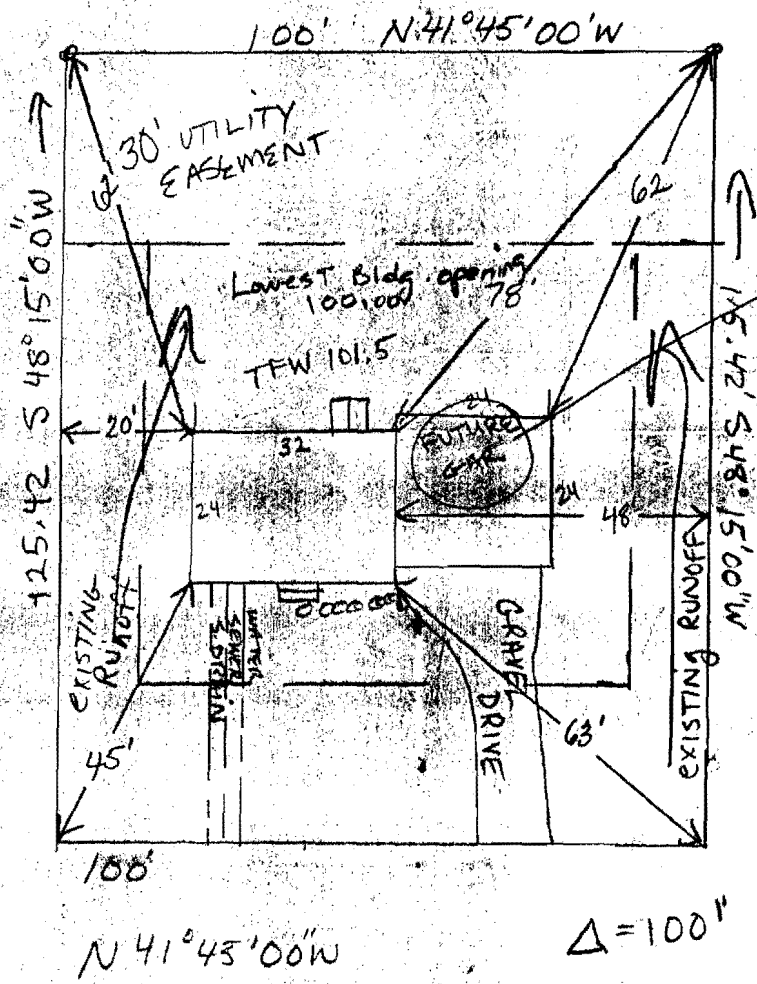
Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee     Required\*     Not Required

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	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	

Lot 88 Pine Tree Terrace,  
12,542 sq ft



Not part of  
permit

18  
- 24  
24'

LABEL AVE

Setbacks:  
Front 25'  
Side 12' 14' req  
Rear 25'

1" = 30'