

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

Permit No. **950327**

| | | |
|--|---------------------------------------|---------------------------|
| Location of Construction: Lot 79 Wendell St. 32 1/2 Wendell St | Owner: Coleman Construction | Phone: 797-0034 |
| Owner Address: 31 - Wendell St. Portland | Leasee/Buyer's Name: | Business Name: |
| Contractor Name: same | Address: | Phone: |
| Past Use: vacant lot | Proposed Use: single family | |

PERMIT ISSUED
Permit Issued:
APR 12 1995
CITY OF PORTLAND

Proposed Project Description:
to construct single family dwelling as per plans

COST OF WORK:
\$ **50,000**

PERMIT FEE:
\$ **270.00** Site Plan **150.00**

FIRE DEPT. Approved Denied

INSPECTION:
Use Group: **R3** Type: **5B**
BOCA 93
Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved with Conditions Denied

Signature: _____ Date: _____

Zone: **R3** CBL: **307-1-003**

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Permit Taken By: _____ Date Applied For: _____

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Pick up truck for debris

Pick up permit call 797-0034

PERMIT ISSUED WITH LETTER

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

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 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

07 April 1995 - Bldg Permit App
3/23/95

SIGNATURE OF APPLICANT: _____ DATE: _____ PHONE: _____

ADDRESS: _____ PHONE: _____

CEO DISTRICT **7**

[Signature]

COMMENTS

4-19-95 Excavation started 4-20-95. Continued Excavating

5-1-95 Footing + Forms poured no notification / Left side setbacks close Rear + Front OK
Right side OK (Plans are copied backwards?)

5-8-95 - Foundation drainage in + water proofed + int. basement pads in clear to backfill

5-26-95 - Framing Insp (stairs riser $8\frac{1}{2}$ " (code is $8\frac{1}{4}$ "
Plumbing Insp Air test on west OK (5lbs psi) for (15min)

6-30-95 Final for Cat O, no AC/DC powered smoke Det. in hall 2nd Fl.
Temp stair's needed on rear / Sono tube pre installed 8" x 4' deep
check St #'s should (32) check on Heating Permit. (Heating permit OK)

| | Type | Inspection Record | Date |
|-------------|------|-------------------|-------|
| Foundation: | | _____ | _____ |
| Framing: | | _____ | _____ |
| Plumbing: | | _____ | _____ |
| Final: | | _____ | _____ |
| Other: | | _____ | _____ |

Applicant: Coleman Construction

Date: 4/11/95

Address: 28 Wendell St (Lot 79)

Assessors No.: 307-F-003

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or corner lot -

Use - 1 Family - NO GARAGE

Sewage Disposal - City

Rear Yards - 25' req - 25' + shown

Side Yards - 14' req - 15' shown

Front Yards - 25' req

Projections - NONE shown

Height - ~~1 1/2~~ 2 story salt box (over 1/2 story)

Lot Area - 6,500^{sq} req, 9,000^{sq} shown

Building Area - MAX Lot. Cov, 25%

Area per Family - 6,500^{sq} ✓ ok

Width of Lot - 75' req - 90' shown

Lot Frontage - 50' req - 90' shown

Off-street Parking - Not Allowed in front yard

Loading Bays - N/A

Site Plan - minor/minor site plan

Shoreland Zoning - - N/A

Flood Plains - N/A

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 12, 1995

RE: 28 Wendell St.

Coleman Construction
31 Wendell St.
Portland, ME 04103

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


1. Inspections Dept. See attached conditions M. Schmuckal
2. Planning Div. See attached condition James Seymore

Building Code Requirements

1. Please read and implement items 1, 7, 9, 11, 13, 14, 15 and 16 of the attached building permit report.
2. The storm drain or perimeter foundation drain if connected to the public storm drain must have a trap.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

cc: Marge Schmuckal, Asst. Chief of Inspection Services
James Seymore, Development Review Coordinator

BUILDING PERMIT REPORT

DATE: 11/APR/95 ADDRESS: 28 Wendell ST. (Lot 79)

REASON FOR PERMIT: To Construct a single family dwelling

BUILDING OWNER: Coleman Construction

CONTRACTOR: _____ APPROVED: *1*7*9*11*13*14*15*16

PERMIT APPLICANT: * _____ ~~DENIED:~~

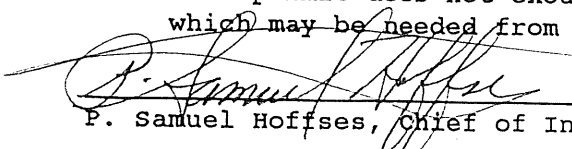
CONDITION OF APPROVAL OR DENIAL

- X 1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2. Precaution must be taken to protect concrete from freezing.
- 3. 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.
- 4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
- 5. 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.
- 6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- X 7. 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
- 8. 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.
- X 9. 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, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

10. 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 side. (Chapter 4 section 407.0 of the BOCA/1993)
- X 11. Guardrail & 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.
12. 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/1993)
- X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
- X 14. Headroom in habitable space is a minimum of 7'6".
- X 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 16. 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.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

2/22/95

STATEMENT FOR BUILDING PERMIT

This permit is granted for a lot on Wendell Street. Wendell 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 systems. 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.

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an area 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."

Disclaimer of Existing Poorly drained areas

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

APPLICANT: Coleman Construction
ADDRESS: 31 WENDELL ST. PORTLAND 04103
SITE ADDRESS/LOCATION: LOT 79 - 28 WENDELL ST.
DATE: 4/4/95

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 not 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 ARE IN FORCE FOR YOUR SITE PLAN

- All damage to sidewalk, curb, street, or public utilities shall be repaired 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 #28 Wendell 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.
- A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300, ext. 8838. The Sewer Division of Parks and Public works (Jackie Wurslin at 797-5302) 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 storm service connections must be submitted to Parks and Public Works engineering Division (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

✓

A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

✓

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvement as necessary due to field conditions.

✓

The site contractor shall establish finish grades at the building foundation to provide positive drainage. Finish grades at front of foundation (street side) shall be set above finish street/curb elevation to provide positive drainage. FOUNDATION ELEVATION SHALL BE 2.5 FEET MINIMAL ABOVE FINISH STREET/CURB ELEVATION

✓

The Development Review Coordinator (874-8300, ext. 8722) must be notified at the time the building foundation forms have been installed to perform an inspection.

✓

The applicant is responsible for all environmental permits to include but not limited to permits required by the MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (ie NRPA) and ARMY CORPS OF ENGINEERS. It shall be made clear that the applicant is solely responsible for determining and obtaining these permits.

cc: Paul Niehoff, Materials Engineer

✓

A drainage plan shall be provided showing lot grading, drainage paths, and outlets for drainage swales. The plan shall also provide grading to show positive drainage away from the foundation and bulkhead/ or basement access at the rear of the house. This plan must be Approved by the Development Review Coord.

✓

The construction of swales shall be contained within the boundaries of the lot and discharge stormwater runoff to the location depicted on the approved drainage plan. Grading at or near abutting property lines must conform to existing grades established at the property lines

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



I. D. Number

Coleman Construction

Applicant

3/23/95

Application Date

31 Wendell St. Portland 04103
Applicant's Mailing Address

Project Name/Description

Consultant/Agent
797-0034

#28
(Lot 79) Wendell St.
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

307-1-3
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
New Building ___ Building Addition X Change of Use ___ Residential X
Office ___ Retail ___ Manufacturing ___ Warehouse/Distribution ___ Other (specify) ___

768 sq. ft.

Proposed Building Square Feet or # of Units

90 X 100
Acreage of Site

R-3
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
- Single-Family Minor
- Other

Fees paid: site plan 50.00 subdivision

Approval Status:

Reviewer

- Approved
- Approved w/Conditions listed below
- Denied

- Attached statement referring to Bldg on Wendell St dated 2/22/95
- Disclaimer statement of existing poorly drained areas
- All building extensions including bulkheads and decks shall meet req. setbacks
- Required sill heights refer to All areas of sill heights including bulkheads and

Approval Date 4/11/95 Approval Expiration date Extension to date Additional Sheets Attached 9 Pages

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

- Performance Guarantee Accepted date amount expiration date
- 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: 31 Wendell St

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



I. D. Number _____

Coleman Construction

3/23/95

Applicant _____

Application Date _____

Applicant's Mailing Address 31 Wendell St. Portland 04103

Project Name/Description _____

Consultant/Agent _____

Address of Proposed Site Lot 78 Wendell St.

Applicant or Agent Daytime Telephone, Fax 797-0034

Assessor's Reference: Chart-Block-Lot 307-F-3

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

Proposed Building Square Feet or # of Units 768 sq. ft. Acreage of Site 90 x 100 Zoning _____

Check Review Required:

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

Fees paid: site plan 50.00 subdivision _____

Approval Status:

- Approved
- Approved w/Conditions listed below
- Denied

Reviewer James Symon

1. _____
2. Please See Attached Sheet for Conditions
3. _____
4. _____

Approval Date 4/5/95 Approval Expiration 4/5/96 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

Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____

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 _____

TO: David Jordan, Code Enforcement Officer
FROM: Michael O'Sullivan, Development Review Coordinator
DATE: July 5, 1995
SUBJECT: Temporary Certificate of Occupancy
28 Wendall Street

32 Dey

I have reviewed the single family residence at 28 Wendall Street and believe it would be acceptable to issue a temporary Certificate of Occupancy. A permanent Certificate of Occupancy should not be issued until the following conditions have been met.

The limiting conditions on the Temporary Certificate of Occupancy are as follows:

1. Submit a lot grading plan indicating site elevations and direction of surface drainage.
2. Grade the lot in accordance with the submitted lot grading to allow for proper surface drainage on your lot.
3. Complete final landscaping. Loam, seed and mulch all disturbed soil areas, insure proper growth of grass to prevent soil erosion.

cc: Kathi Staples, PE City Engineer