

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

Location of Construction: Lot 77 Wendell St. #39		Owner: Dinato Apon		Phone: 774-3216		Permit No: 950154	
Owner Address: 41 Pierce Ave. Portland 04102		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Coleman Construction		Address: 31 Wendell St.		Phone: 797-0034		<div style="border: 2px solid black; padding: 5px;"> PERMIT ISSUED Permit Issued: FEB 24 1995 CITY OF PORTLAND </div>	
Past Use: vacant lot		Proposed Use: single family		COST OF WORK: \$ 48,000		PERMIT FEE: \$ 50.00	
Proposed Project Description: To construct one family dwelling as per plans submitted three site plans and one construction plan				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Permit Taken By: Latini				Date Applied For: 1/13/95			

1. This permit application doesn't 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..

to use pickup to bruck little debris to dump

**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 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

SIGNATURE OF APPLICANT: _____ ADDRESS: _____ DATE: **1-13-95** 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

Zone: R-3	CBL: 307-I-11
Zoning Approval:	
Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
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	
Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
Date: 2/23/95	

CEO DISTRICT 7

COMMENTS

by Mon @ noon

- 2-28-95 (no work)
- 3-3-95 Excavation started call site Evaluator (have him review Elevations from Rd)
(garage not to be built this year)
- 3-10-95 need 8"x16" Footing OK pp (Found 8" walls 32'x24') (Footing forms removal)
(Found elevations taken from st)
- 3-13-95 Forms (all not up yet) its an 8" wall/Footing overage 22" width 8" depth, Setbacks appear OK
- 3-17-95 All forms up + poured OK pp (only 3 pots poured for lally Col. (plus state 4))
- 3-21-95 - Interview + Ext drainage tile in place + found water proofed
Pressure treated sills + termite shield
- 3-29-95 - Basement (Dry site) wall 2x6 16" OC (Header's 3 member 2x6)
Floor 2x8 16" OC Floor joist (1st Fl.) (Base) Carry Beam is (3) (2x12) on piers
(site work is 3 m. 2x10) bridging OK (2nd Fl. 2x10 Ridge) Rafter's All 2x8
16" OC, 2x6 ceiling joist 16" OC, 2x4 Knee wall 16" OC / Ext wall 2x6 2' OC
3 member 2x6) 2nd Fl. Fl joist 2x8 16" OC, Headers 3 member 2x6)
2nd Fl. stairs (2nd Fl. sheathing plans state 3/4 T+G 2nd
OSB sheathing w/ 2x6 2' OC walls
- 4-20-95 - Final, (House #539) (2nd Fl. unfinished) (Add Treads) (6" Fiberglass layed on 2nd Floor)
(Smoke det. in hall?) (2nd Fl.?)

Inspection Record

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



Certificate of Occupancy

LOCATION 39 Wendell St (Lot #77)

Issued to Didato Apon

Date of Issue 28 April 1995

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. 950154, 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

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

28/1995/95 M. J. [Signature]

(Date) Inspector

[Signature]

Inspector of Buildings

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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 39 Wendell St (Lot #77)

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PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions:

See attached conditions on memor fo David Jordan from Michael O'Sullivan dated 27 April 1995 listing two (2) conditions.

This certificate supersedes certificate issued

Approved:

4-28-95 [Signature]

(Date)

Inspector

[Signature]

Inspector of Buildings

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.



Certificate of Occupancy

LOCATION 39 Wendall St (Lot #77)

Issued to Dinato Apon

Date of Issue 01 May 1995

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. 950154, 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

Limiting Conditions:

Second floor unfinished.

This certificate supersedes
certificate issued 28 April 1995

Approved:

5-1-95

(Date)

Inspector

Mary Schmitt

Inspector of Buildings

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.

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

APPLICANT: COLEMAN CONSTRUCTION
ADDRESS: 31 WENDELL ST. PORTLAND, ME. 04103
SITE ADDRESS/LOCATION: Lot 27 Wendell St.
DATE: 1/17/95

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 39 Wendell St., 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.

✓

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 (i.e. NRPA) and Army Corps of Engineers. It should be made clear that the applicant is solely responsible for determining and obtaining these permits.

cc: Paul Niehoff, Materials Engineer

BUILDING PERMIT REPORT

DATE: 23/Feb/95 Address Lot 7 Wendell St or 39 Wendell St

REASON FOR PERMIT: to construct a single family dwelling.

BLDG. OWNER: Dincolo Sperry

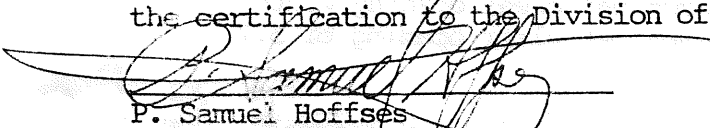
CONTRACTOR: _____ APPROVED: _____

PERMIT APPLICANT: *1*2*3*7*9*11*13*14*15*16 ~~DENIED:~~ _____

CONDITION OF APPROVAL OR DENIAL:

- * ① Before concrete for foundation is placed, approvals from Public Works and Inspection Service 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 register land surveyor check all foundation forms before concrete is placed.
- 4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
- 5. Each apartment shall have access to (2) separate, remote and approved means of egress. A single exit is acceptable when its 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 system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An indication shut-off valve shall be installed in an accessible locations 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. ft. per sprinkler.
- * 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 opening without the use of special knowledge or separated tools. Where windows are provided as a 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 room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm) and a minimum net clear opening of 5.7 sq.ft.
- 8. This permit does not preclude the applicant from obtaining any license needed from the City Clerk's office.

- *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 building code 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.
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)
- *11. 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 Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, 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. & 1024.0 of the City's building code. (The BOCA National Building Code/1993)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise.
- *14. Headroom in habitable space is a minimum of 7'6".
- *15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- *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.


P. Samuel Hoffses
Chief of Inspections

/dmm 01/14/94(redo w/additions)

Applicant: Colman Walsh

Date: 2/23/95

Address: 39 Wendall St

Assessors No.: 307-I-11

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or corner lot -

Use - New single family with attached garage
cape with a full dormer on rear

Sewage Disposal - City & city water

Rear Yards - 25' req. - 49' shown

Side Yards - 8' req. - 16' shown

Front Yards - 25' req. - 27' shown

Projections - front stairs → not to exceed 50" *ok*

Height - 1 1/2 story - *ok*

Lot Area - 6,500^{sq} req. - 17,000^{sq} shown

Building Area - no more than 25% lot coverage

Area per Family - 6,500^{sq} req.

Width of Lot - 75' req.

Street Lot Frontage - 50' req.

Off-street Parking - 2 car garage

Loading Bays - N/A

Site Plan - yes

Shoreland Zoning - N/A

Flood Plains -

with Requirements: see Attached to Zoning Site Plan

August 15, 1995

16 Aug 95.

Michael O'Sullivan
City of Portland
389 Congress Street
Portland, ME. 04101

RE: Certificate of Occupancy

Dear Mr. Sullivan,

On April 28, 1995, my husband and I purchased the property at 39 Wendell Street. At this time we were given a photocopy of the Certificate of Occupancy. I have enclosed a copy of this for you. It is my understanding that this is a permanent certificate.

If there is a problem with this, please notify me at 39 Wendell Street, Portland, ME 04103.

Sincerely,

Janice Fowler
Janice Fowler

DAVE,

THIS ONE LOOKS

AS IF IS ALREADY HAS A PERM COFO.

Did it slip thru cracks??

M. K. D.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 39 Wendell St (Lot #77)

Date of Issue 28 April 1995

Issued to Dinato Apon

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. 950154, 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

Limiting Conditions:

No Limits Conditions.

This certificate supersedes
certificate issued

Approved:

28/4/95 M. Jordan
(Date) Inspector

[Signature]
Inspector of Buildings

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

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: David Jordan, Code Enforcement officer

FROM: Michael O'Sullivan, Development Review Coordinator

DATE: April 27, 1995

SUBJECT: Temporary Certificate of Occupancy for 39 Wendell Street

I have reviewed the single family residence at 39 Wendell 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.

1. The disturbed lot area has been loomed, seeded and mulched, but no grass growth has yet to be seen. The Development Review Coordinator reserves the right to re-inspect the lot on May 31, 1995 and direct the home owner to reseed and mulch any bare spots.
2. The damaged bit concrete curbing in front of the house will have to be repaired as discussed with Mr. C.P. Walsh on April 26.

cc: Paul Niehoff, Materials Engineer

MINOR MINOR SITE PLAN
CITY OF PORTLAND, MAINE
SITE PLAN REVIEW

Processing Form

Coleman Construction
 Applicant
31 Wendell St. Portland, Me 04103
 Mailing Address
single family
 Proposed Use of Site
17,000 / 768 sq. ft
 Acreage of Site / Ground Floor Coverage

January 13, 1995
 Date
Lot 77 Wendell St.
 Address of Proposed Site
307-T-11
 Site Identifier(s) from Assessors Maps
 Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors 1 1/2
 Total Floor Area 768 sq. ft.

Other Comments: _____

Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

Zoning:
 SPACE & BULK,
 as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES	<u>2/23/95</u>	<u>R3</u>																	
COMPLIES CONDITIONALLY																			
DOES NOT COMPLY																			

w/conditions - see attached

REASONS: _____

Wanda Schmitt
 SIGNATURE OF REVIEWING STAFF/DATE

MINOR MINOR SITE PLAN
CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Owen's

Applicant Coleman Construction
 Mailing Address 31 Wendell St. Portland, Me 04103
 Proposed Use of Site single family
 Acreage of Site 17,000 / Ground Floor Coverage 768 sq. ft

January 13, 1995

Date 31 Wendell St.
 Address of Proposed Site Lot 77 Wendell St.
 Site Identifier(s) from Assessors Maps 307-T-11
 Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors 1 1/2
 Total Floor Area 768 sq. ft.

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

1/17/95
 (Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																
APPROVED CONDITIONALLY	<i>SEE ATTACHED SHEET W/ CONDITIONS</i>														CONDITIONS SPECIFIED BELOW	
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

[Signature]
 SIGNATURE OF REVIEWING STAFF/DATE

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 23, 1995

RE: 39 Wendell Street

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 preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

Site Plan Review Requirements
Approved with condition (see attached condition) The building permit will be recorded in the Cumberland County Registry of Deeds as part of this condition. Marge Schmuckal
Public Works Approved with condition (see attached sheet of conditions)
James Seymore.

- Building Code Requirements**
1. Please read and implement items 1, 2, 3, 7, 9, 11, 13, 14, 15 and 16 of the attached building permit report.
 2. The 2" X 6" rafters 16" o.c. 5/12 pitch shown on your plan does not meet the City's building code-A minimum of 2" X 8", 16" o.c. is the minimum size of rafters for this span.
 3. 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.

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, P.E., Planning