

PERMIT ISSUED

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

Permit No: 01-0552 Issue Date: **MAY 29 2001** CBL: 332 D020001 *21, 22*

Location of Construction: 0 Tucker Ave	Owner Name: Currier Donna L	Owner Address: 10 Willow Haven St CITY OF PORTLAND	Phone: n/a <i>46</i>
Business Name: n/a	Contractor Name: Lombardo, Jim	Contractor Address: 69 Milton St. Portland	Phone: 2073295484
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: <i>R-2</i>

Past Use: Vacant	Proposed Use: New 24' X 42' Single Family Construction. Call Jim at 329-5484 when Ready. Site Plan # 2001-0091.	Permit Fee: \$474.00	Cost of Work: \$75,000.00	CEO District: 1
Proposed Project Description: Build 24' X 42' Single Family Home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>A-3</i> Type: <i>52</i> PERMIT ISSUED WITH REQUIREMENTS	
		Signature:	Signature:	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.):

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: cjh	Date Applied For: 05/14/2001	Zoning Approval	
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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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 1 Zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2001-0091 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK w/ty</i> Date: <i>conditional</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 Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
	<i>[Signature]</i> 5/25/01		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 provision of the code(s) applicable to such permit.

 SIGNATURE OF APPLICANT ADDRESS DATE PHONE

 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

6/14/01 Field PCCon w/ Jim Lombardo -
Footings & walls set by Titcomb Assoc.
They will send verifying letter -
disc. Const plans & Auditor special atten
to Trad. Risks, 36x36 platform & head clearance -
Jim will "do math" and make adjustments as
necessary to meet Code Compliance. @ 6/14/01

6/15/01 - Foundation wall is up - no drains visible -
Setbacks not done and NO surveyors certification of
Setbacks has been received - I had a 1:00 pm appt with
Mr Lombardo - he was a no show in 92° heat I waited! Left
stop work order & told him not to proceed until surveyors
certification of setbacks is received per Mike Augat - Dave
called him & left the same message on his answering
machine. (Tom on CS setbacks are too close to call)

6/15/01 Received setback memo from Titcomb - OK for
setbacks - can backfill - call Mr Lombardo & told him -
Tom on

8/15/01 Close-in w/ K. Carroll OK to close in 4R

9/19/01 Final inspection. Needs returns on handrails. Jim Lombardo is
doing them now. Jay Reynolds needs to complete site inspection
C/O to be done J.R.

9/20/01 Rec'd call from Jay Reynolds. OK for C/O J.R.

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

01-0552

Minor/Minor Site Review for New Detached Single Family Dwelling, All Purpose Building Permit Application

2001-0091

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: TUCKER AVE. 04103

Total Square Footage of Proposed Structure 1008 Square Footage of Lot 9000

Tax Assessor's Chart, Block & Lot Number Chart# 332 Block# D Lot# 20-21-22-46 Owner: DONNA CURRIER Telephone#:

Lessee/Buyer's Name (If Applicable) Owner's/Purchaser/Lessee Address: SIM LOMBARDO / PORT. 69 MILITARY ST COST OF WORK: \$75,000 FEE: \$474.00

Current use: LAND Proposed use: HOUSE LOT SITE FEE 300.00 774.00

Project description: CONSTRUCT ONE 24X42 RANCH STYLE HOUSE

Contractor's Name, Address & Telephone: SIM LOMBARDO / BUILDER PORT. 04103 Rec'd By: 5/14/01

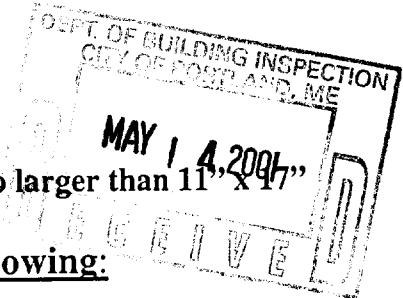
A "minor/minor" site plan review is required for New Single Family Homes Only. The Site/Plot plan must be prepared and sealed by a registered land surveyor. The following must be submitted:

- 4 copies of the site/plot plan
1 copy of the building/construction plan on 32" x 48"
1 copy of the site plan/plot plan and construction/building plan on paper no larger than 11" x 17"

On all commercial/Minor & Major projects must submit the following:

- 1 copy of the site/plot plan
2 copy of the building/construction plan on 32" x 48"
1 copy of the site/plot and construction /building plan on paper no larger than 11" X 17"

Please note that single family additions and alterations may be hand drawn on regular paper and only ONE copy of the below details will still need to be submitted.



Street Listing

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

A PLOT PLAN INCLUDES THE FOLLOWING:

- 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

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- 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 damp proofing
- 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.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 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 1999 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.

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: 	Date: 5-15-06
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

BUILDING PERMIT REPORT

DATE: 18 MAY 2001 ADDRESS: Tucker Ave. CBL: 332-1-020
 REASON FOR PERMIT: To Construct a 24x42 S/F dwelling
 BUILDING OWNER: Donna L. Carrier
 PERMIT APPLICANT: CONTRACTOR Jim Lombardo
 USE GROUP: R-3 CONSTRUCTION TYPE: 5-B CONSTRUCTION COST: \$75,000.00 PERMIT FEES: \$474.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1 *2 *3 *4 *5
*9 *11 *13 *14 *15 *16 *20 *28 *29 *30 *33 *35 *36

- *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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- *3. 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
- *4. 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
- *5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- 7. 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.
- 8. 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/1999)
- *9. 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
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *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 Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. 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)
- *14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- *15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- *16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- 17. 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)
- 18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 19. 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)

- *20. 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/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- 21. 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)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 25. 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".
- 26. 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 the Division of Inspection Services.
- 27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- A 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- * 29. All requirements must be met before a final Certificate of Occupancy is issued.
- A 30. 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).
- 31. 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)
- 32. Please read and implement the attached Land Use Zoning report requirements. *All conditions on the attached site development review sheets shall be met.*
- * 33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- * 34. Bridging shall comply with Section 2305.16.
- * 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- * 36. All flashing shall comply with Section 1406.3.10.
- 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

[Signature]
 P. Stefan Hoffes, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/100

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

Applicant: Jim Lombardo

Date: 5/25/01

Address: Tucker Ave

C-B-L: 332-D-020

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New (Not part of the ~~of the~~ Tucker ext subdivision ²¹~~46~~₂₂
IT IS A separate lot)

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - Construct New single family (ranch) No garage
No Rear Deck

Sewage Disposal - City

Lot Street Frontage - 50' req - 120' show

Front Yard - 25' req - 25.5' show

Rear Yard - 25' req - 25.5' show

Side Yard - 8' req 14' i 55' show
1 story

Projections - front porch - pt side bulkhead - 6ft side porch & stairs (3'x6')
- See 14-425
(not more than 50ft allowed)

Width of Lot - 80' req - 120' show

Height - 35' max - 13.5' scaled

Lot Area - 10,000^{sq} req 9,000^{sq} } This is a lot of record per info submitted
compares with Section 14-433

Lot Coverage/ Impervious Surface - 20% = 1800^{sq} max

Area per Family - ok lot of record

Off-street Parking - 2 cars - 2 cars min

Loading Bays - N/A

Site Plan - minor/minor
2001-0091

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 1 zone C

24 x 42 = 1008
4 x 6 = 24
3 x 6 = 18
1050^{sq}

15' drainage easement AT rear of property (beyond rear lot line) to be deeded to D. (unclear)
(from subdivision PLAT)

**CITY OF PORTLAND, ME
BOCA 1999 Plan Review Record
One and Two Family Dwelling**

Valuation: \$75,000.00 Plan Review # 592/2001

Fee: \$474.00 Date: 18 MAY 2001

Building Location: Tucker Ave. CBL: 332-D-020

Building Description: Single Family dwelling

Reviewed By: S. Hoffer

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

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

Correction List		
NO:	Description	Code Section
1.	All Site plan and building Code requirements shall be completed before a Certificate of occupancy can or will be issued	111.0 118.0
2.	Before placing concrete for foundation call this office for setback inspection	111.0
3.	Foundation drains shall comply with section 1813.5.2	1813.5.2
4.	Foundation anchors shall comply with section 2305.17	2305.17
5.	Water proofing & damp proofing shall comply with section 1813.0	1813.0
6.	Chimneys and vents shall comply with NFPA 211 (Chimneys, Ch. 5)	NFPA 211
7.	Guardrails & handrails shall comply with sections 1021.0 & 1022.0	1021.0 1022.0
8.	Stair construction shall comply with section 1014.0	1014.0
9.	Smoke detectors shall comply with section 920.3.2	920.3.2
10.	Fastening shall comply with Table 2305.2	Table 2305.2
11.	Boring cutting and notching of framing elements shall comply with section 2305.3 thru 2305.16	Sec 5 etc.

REV: PSH 4-7-00

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)
S2 Water proofing and damp proofing Section 1813
X Sill plate (2305.17)
S2 Anchorage bolting in concrete (2305.17)
X Columns (1912)
X Crawl space (1210.2) Ventilation
X Crawl opening size (1210.2.1)
S2 Access to crawl and attic space (1211.0)

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 2305.6.1

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- ~~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)
- ~~X~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

- ~~NA~~ 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)

- 58 Approved materials (1404.1)
- Performance requirement (1505)
- Fire classification (1506)
- Material and installation requirements (1507)
- Roof structures (1510.0)
- Type of covering (1507)

**Chimneys and Fireplaces
 BOCA Mechanical/1993**

- 59 Masonry (1206.0)
- Factory - built (1205.0)
- Masonry fireplaces (1404)
- Factory - built fireplace (1403)
- 59 NFPA 211

**Mechanical
 1993 BOCA Mechanical Code**

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>40 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)

- 5a Labeling (2402.1)
- / Louvered window or jalousies (2402.5)
- / Human impact loads (2405.0)
- 5a Specific hazardous locations (2405.2)
- / Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

- NA 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) 36" W 80" H
 - ~~X~~ Landings (1014.3.2) stairway
 - ~~NA~~ Ramp slope (1016.0)
 - ~~SA~~ Stairways (1014.3) 36" W
 - ~~SA~~ Treads (1014.6) 10" min.
 - ~~SA~~ Riser (1014.6) 7 3/4" max.
 - ~~SA~~ Solid riser (1014.6.1)
 - ~~NA~~ Winders (1014.6.3)
 - ~~NO~~ 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**

~~N/A~~

Electrical
NFPA # ~~70~~

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

2001-0091
Application I. D. Number
05/14/2001
Application Date
Tucker Ave. New Single family
Project Name/Description

Currier Donna L
Applicant
10 Willow Haven St, Saco, ME 04072
Applicant's Mailing Address
Jim Lomardo
Consultant/Agent
Agent Ph: 329-5484 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

#131

Tucker Ave, Portland, Maine
Address of Proposed Site
332 D020001
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) _____

1008
Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____


Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" 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 type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 05/14/2001

DRC Approval Status:

- Approved  Denied
- See Attached

 Approval Expiration 05/29/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds 05/29/2001
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 Issue | _____ | | |
| | 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 | | expiration 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 | |

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

2001-0091

Application I. D. Number

05/14/2001

Application Date

Tucker Ave. New Single family

Project Name/Description

Currier Donna L

Applicant

10 Willow Haven St, Saco, ME 04072

Applicant's Mailing Address

Jim Lomardo

Consultant/Agent

Agent Ph: 329-5484

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Tucker Ave, Portland, Maine

Address of Proposed Site

332 D020001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.

Approval Conditions of DRC

- 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 # 131 Tucker Avenue, 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 (874-8632) 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 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.
- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 7 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.
- 8 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.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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

Currier Donna L
Applicant
10 Willow Haven St, Saco, ME 04072
Applicant's Mailing Address
Jim Lomardo
Consultant/Agent
Agent Ph: 329-5484 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

2001-0091
Application I. D. Number
05/14/2001
Application Date
Tucker Ave. New Single family
Project Name/Description
Tucker Ave, Portland, Maine
Address of Proposed Site
332 D020001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
 - 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
-

MEMO
MAY 14,2001

TO: CITY OF PORTLAND /ZONING/MARGE
SUBJECT: TUCKER AVE LOT/TO BE BUILT ON
LOCATION: TUCKER AVE EXTENTION
332-D-20-21-22-46

ABBUTTERS TO THIS LOT
332-D-16-19-23-29

1955-CHRISTABEL B. PARKER
1958-ALLISTON PARKER/VIRGINIA NORTON
1964-ALLISTON PARKER/VIRGINIA NORTON
1974-ALLISTON PARKER
1985-ALLISTON PARKER
1999-DESIGN DWELLING

330-D-2-3-4—13-14

1945-JENNIE JONES/STEVE R. PELLITIER
1999 DESIGN DWELLING

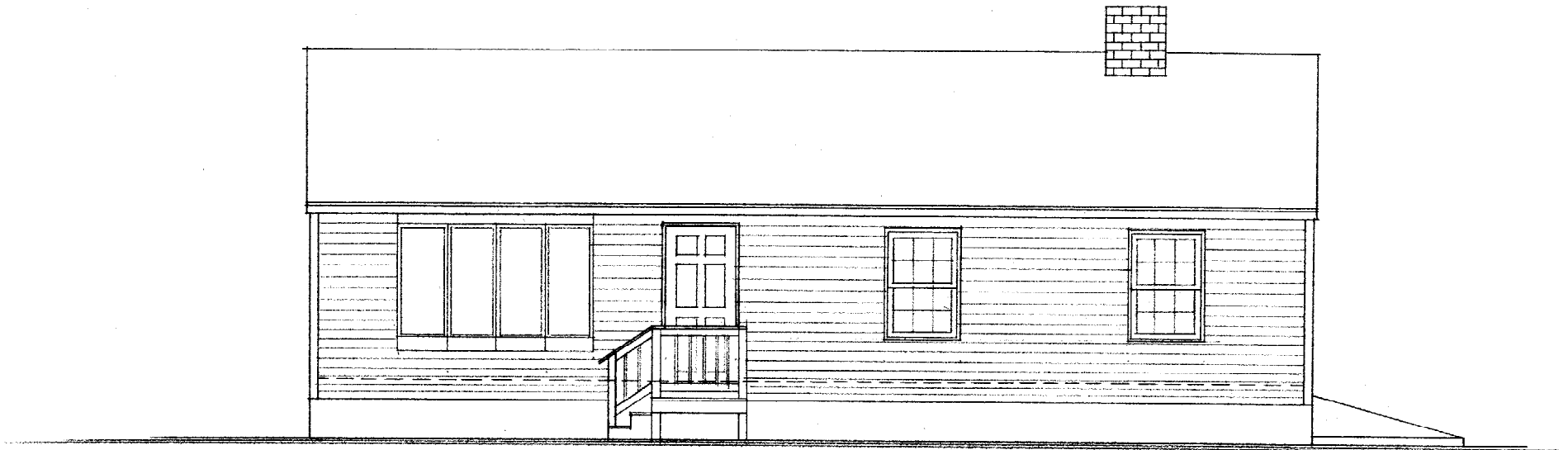
OWNERS OF THE LOT TO BE BUILT ON
332-D-20-21-22-46

1952-IDA E. ROWE
1982-JOEL ROGERS
1982-DONNA L. CURRIER

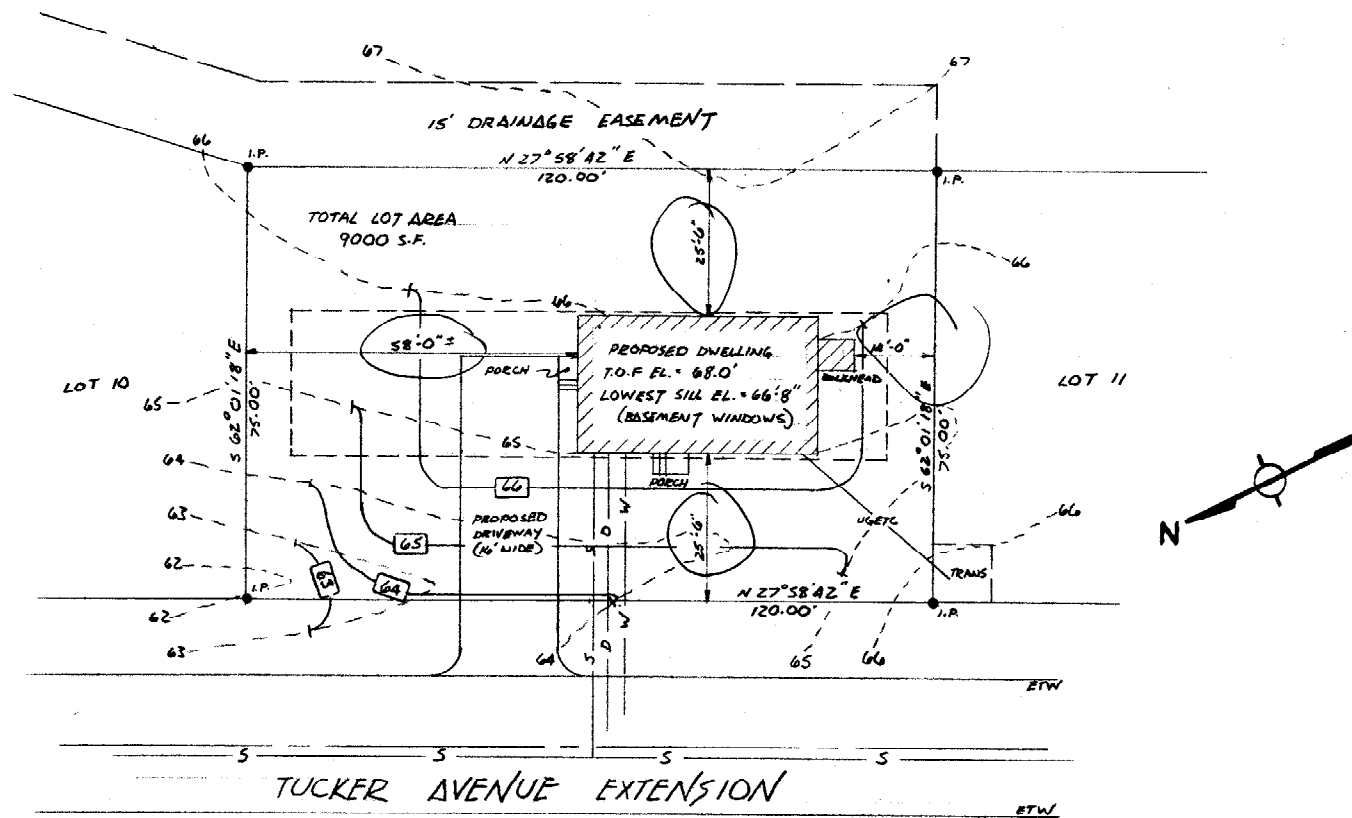
JIM LOMBARDO/BUILDER
69 MILTON STREET
PORTLAND,ME.04103
329-5484
FAX 797-2929

THANK YOU

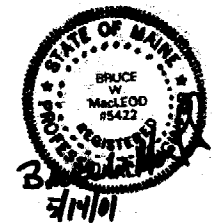
*This is a lot of
Record per Section
1A-433*



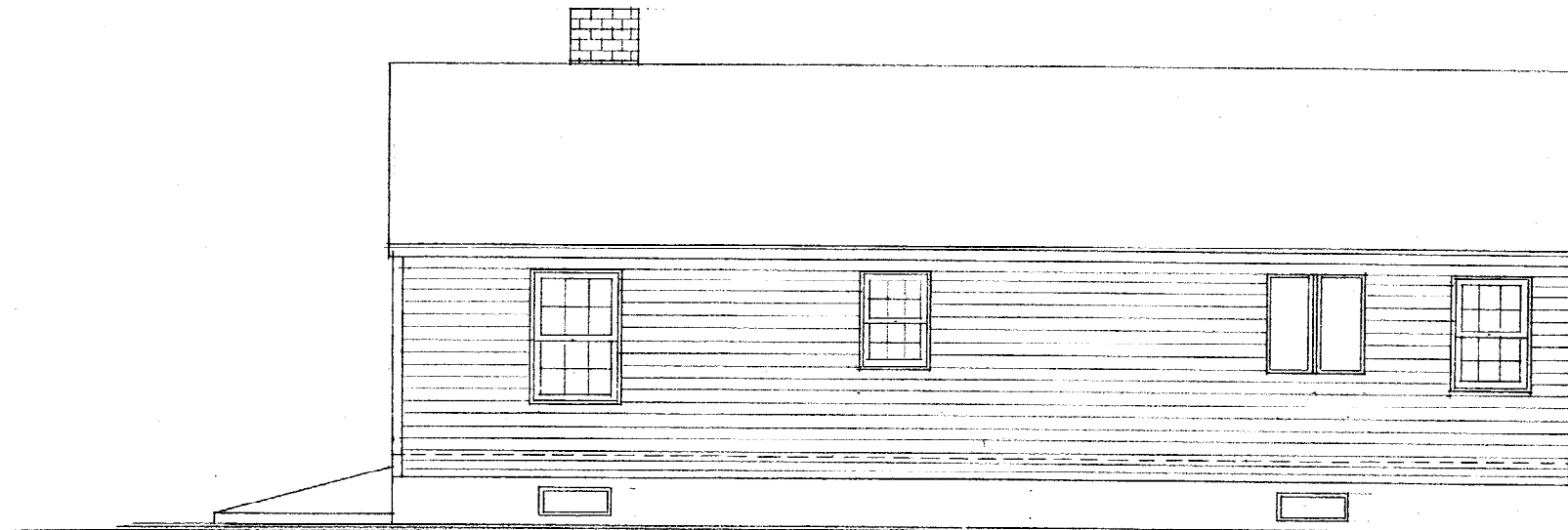
FRONT ELEVATION
1/4" = 1'-0"



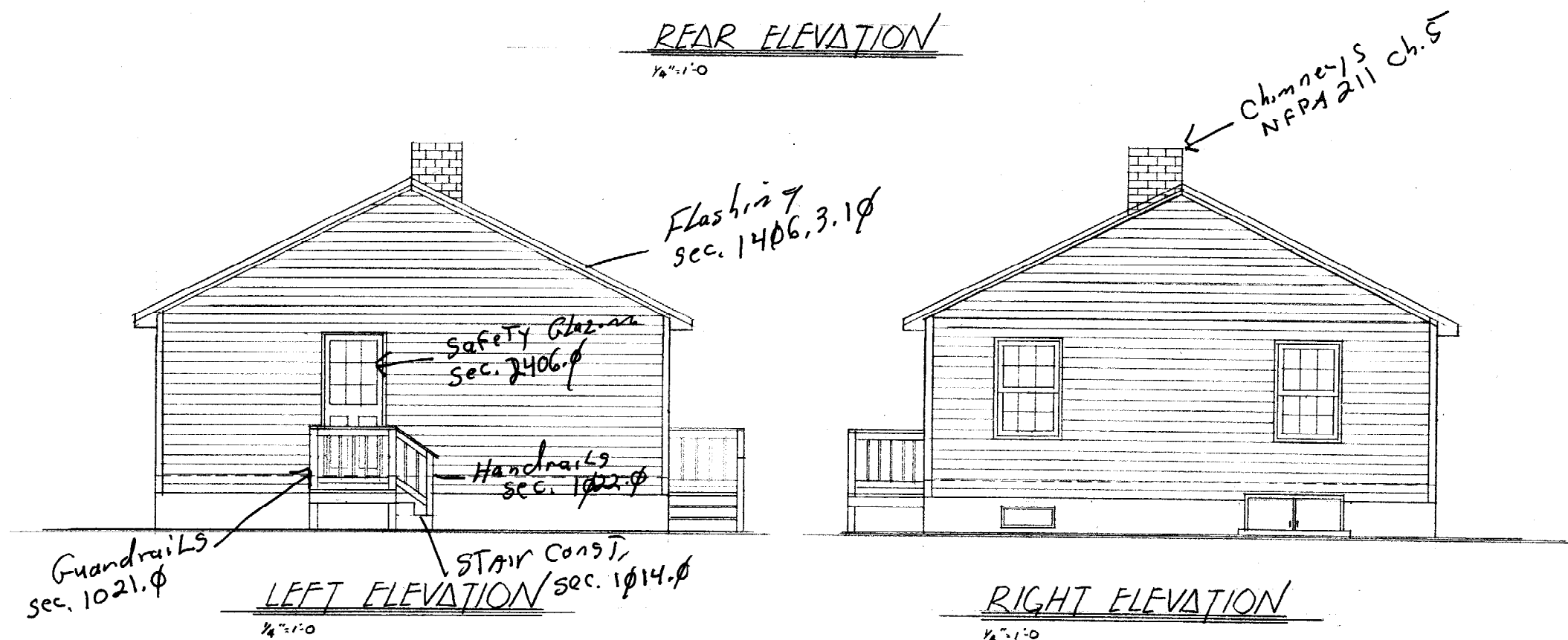
PLOT PLAN
1" = 20'



JIM LOMBARDO		
DWG NO 1 OF 5	APPROVED	REVISED
DATE 5/12/01	APPROVED	
ZINNI RESIDENCE		
DRAFTING PLUS		DR BY J PERON

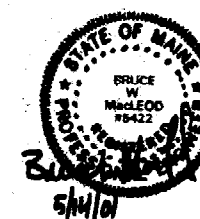


REAR ELEVATION
1/4"=1'-0"

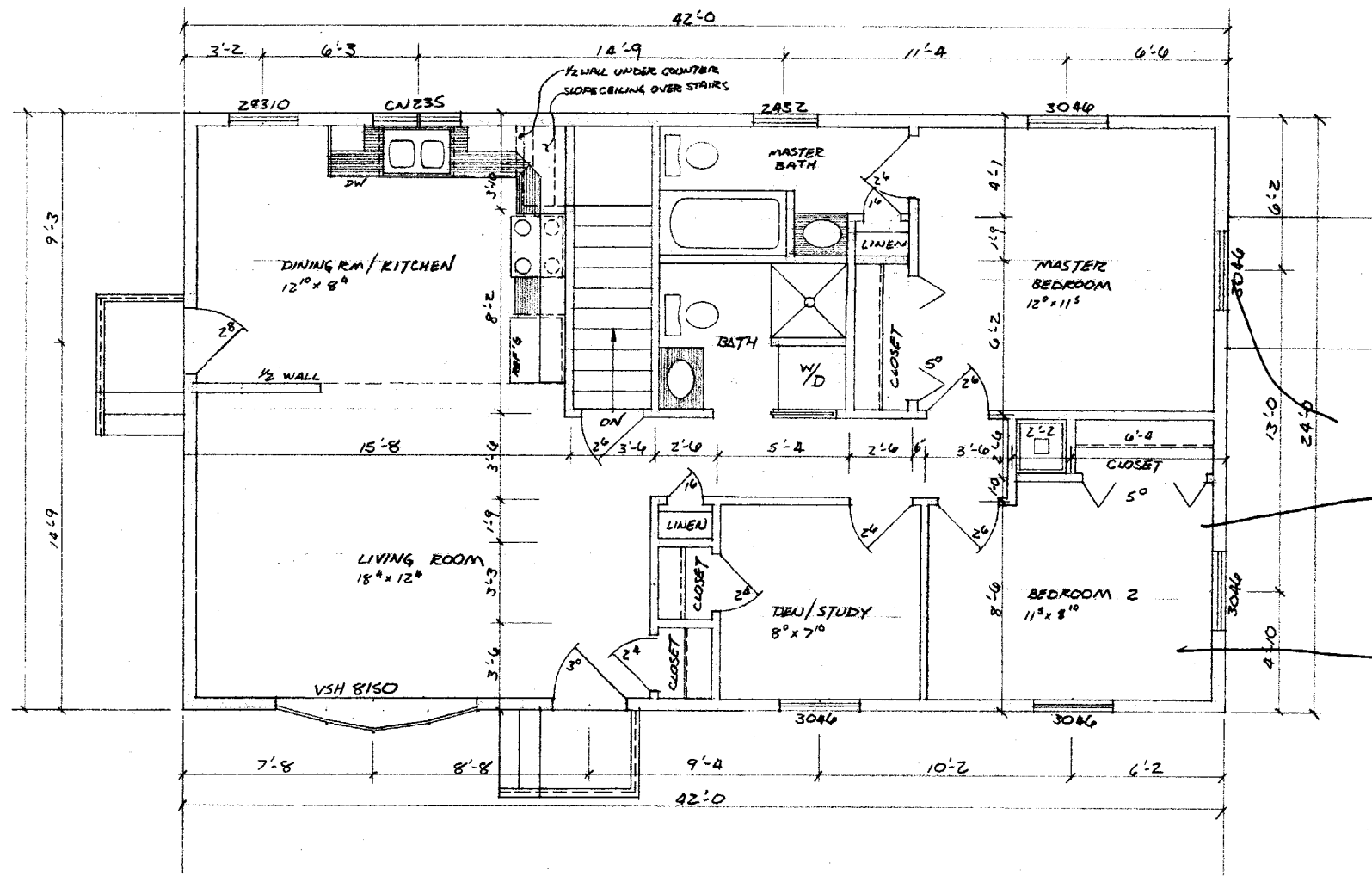


LEFT ELEVATION
1/4"=1'-0"

RIGHT ELEVATION
1/4"=1'-0"



JIM LOMBARDO		
DR NO Z OF S	APPROVED	REVISED
DATE 5/12/01	APPROVED	
ZINNI RESIDENCE		
DRAFTING PLUS	DR BY J FERRON	

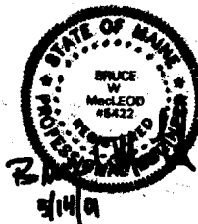


Sleeping room egress or rescue window. Sec. 1010.4

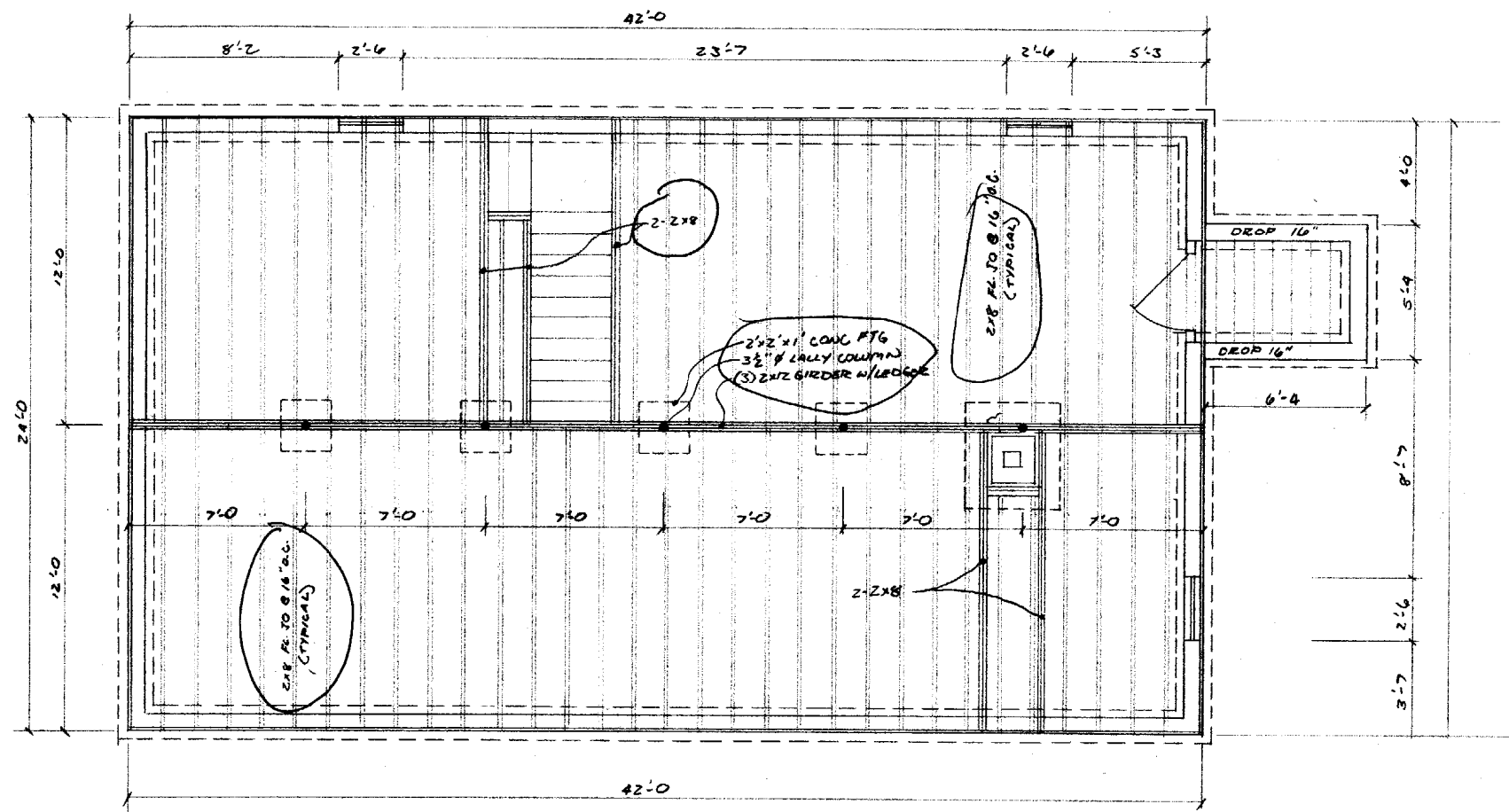
Smoke det. Sec. 920.3.2

FLOOR PLAN

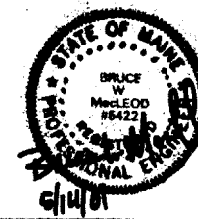
1/4" = 1'-0"



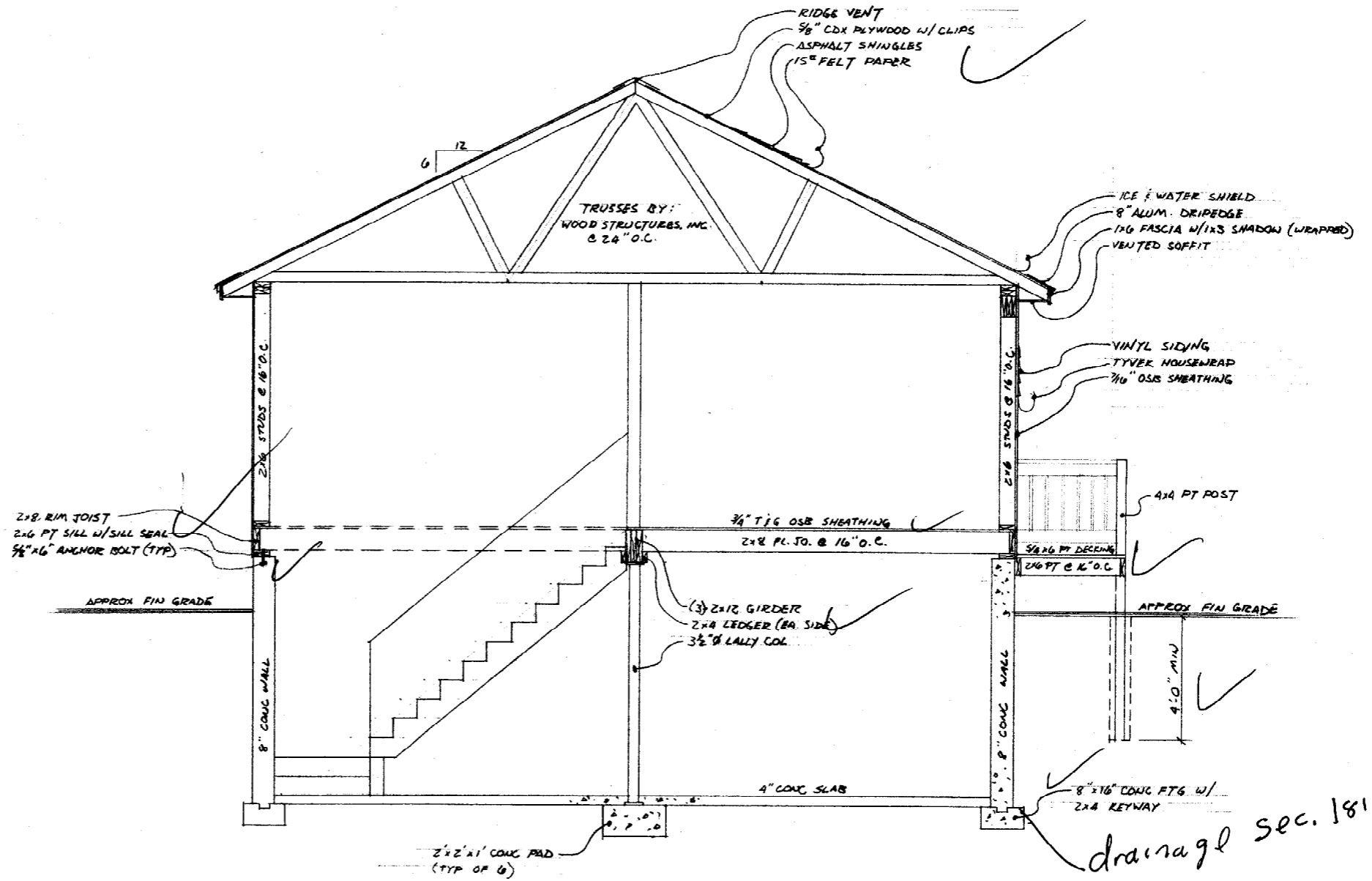
JIM LOMBARDO		
DR NO 3 OF 5	APPROVED	REVISED
DATE 5/10/01	APPROVED	
ZINNI RESIDENCE		
DRAFTING PLUS		DR BY J. FERON



FOUNDATION / FLR FRAMING PLAN
 1/4" = 1'-0"

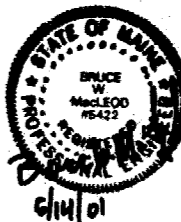


JIM LOMBARDO		
DR NO 4 OF 5	APPROVED	REVISED
DATE 5/12/01	APPROVED	
ZINNI RESIDENCE		
DRAFTING PLUS		DR BY T. PERRON



SECTION c STAIRS

3/4" = 1'-0"



drainage sec. 1813.5.2

JIM LOMBARDO		
DR NO 5 OF 5	APPROVED	REVISED
DATE 5/12/01	APPROVED	
ZINNI RESIDENCE		
DRAFTING PLUS		DR BY J PERRON

PERMIT ISSUED

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

Permit No: 01-0553	Issue Date: MAY 29 2001	CBL: 332 D020001 21, 22
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Location of Construction: Tucker Ave #131	Owner Name: Currier Donna L	Owner Address: 10 Willow Haven St Saco, Me 04072	Phone: n/a
Business Name: n/a	Contractor Name: Lombardo, Jim	Contractor Address: 69 Milton St. Portland	Phone: 2073295484
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: R-2

Past Use: Vacant	Proposed Use: New 24' X 42' Single Family Construction. Call Jim at 329-5484 when Ready. Site Plan # 2001-0091.	Permit Fee: \$474.00	Cost of Work: \$75,000.00	CEO District: 1
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Proposed Project Description: Build 24' X 42' Single Family Home	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R-3 Type: 5 Signature: [Signature] PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.): Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: [Signature] Date: [Date]
---	---

Permit Taken By: cjh	Date Applied For: 05/14/2001	Zoning Approval	
-------------------------	---------------------------------	------------------------	--

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..	Special Zone or Reviews <input type="checkbox"/> Shoreland NA <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 1 Zone C <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2001-0091 Maj <input type="checkbox"/> Migor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 5/25/01	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 Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
--	---	--	---

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



CITY OF PORTLAND, MAINE
Department of Building Inspection

May 19 20 11

Received from John Santoro a fee

of seven hundred and four /100 Dollars \$ 704.00

for permit to install
erect
alter Build new 24' x 41' deck

at Tuck Ave Est. Cost \$ 15,000
move
demolish

CB#: 332 D020
Aval # 1782

Inspector of buildings
Per Gray

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Auditors Copy

Building Fee 404.00
Site Fee 300.00
Total \$ 704.00



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 131 Tucker Ave CBL 332 D020001

Issued to Currier Donna L/Lombardo, Jim

Date of Issue 09/27/2001

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. 01-0552, 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

Single Family Dwelling

APPROVED OCCUPANCY

Use Group R-3
Type 5B
Boca 99

Limiting Conditions:
None

This certificate supersedes
certificate issued

Approved:

9/27/01
(Date)

Jim Reed
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 131 TUCKER AVE

Issued to DONNA L. CURRIER

Date of Issue

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. 10552, 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

Single Family Dwelling

USE GROUP R-3 TYPE SB
BOCA 99

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

Inspector of Buildings