

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that KILMARTIN, DEBORAH

Located At 5 EASTMAN AVE

Job ID: 2011-07-1725-HVAC

CBL: 332 - - G - 001 - 001 - - - - -

has permission to install an HVAC system.

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

07/20/2011

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**



# PORTLAND MAINE

*Strengthening a Remarkable City. Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-07-1725-HVAC

Located At: 5 EASTMAN

CBL: 332 - - G - 001 - 001 - - - -

## **Conditions of Approval:**

### **Building**

1. The installation must comply with UL, the Manufacturers' Listing, and State of Maine Gas Regulations.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. Maintain proper setback(s) from property lines/buildings and proper clearances from vertical openings when direct venting
4. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Close-In: (Electrical, Plumbing, Framing)
2. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

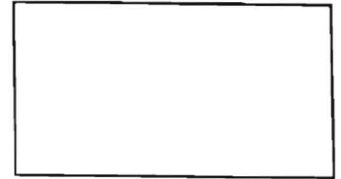
IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.





FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



R-3

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location / CBL 5 Eastman Street <sup>332-6-1</sup> Use of Building Single family Date 2/18/11  
 Name and address of owner of appliance Rob Twambley (RM, INC)  
5 Eastman Street, Portland, ME 04103  
 Installer's name and address Jasaw Laves  
55 High Street Westbrook ME, 04092 Telephone 207-237-7200

### Location of appliance:

- Basement
- Attic
- Floor
- Roof

### Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: Baxi Luna 3 comfort

U.L. Approved  Yes  No

Will appliance be installed in accordance with the manufacture's installation instructions?  Yes  No

IF NO Explain: \_\_\_\_\_

### The Type of License of Installer:

- Master Plumber # \_\_\_\_\_
- Solid Fuel # \_\_\_\_\_
- Oil # \_\_\_\_\_
- Gas # PNT 7169
- Other \_\_\_\_\_

### Type of Chimney:

- Masonry Lined
- Factory built N/A

- Metal
- Factory Built U.L. Listing # N/A

- Direct Vent
- Type Concentric UL# \_\_\_\_\_

### Type of Fuel Tank

- Oil
- Gas

Size of Tank \_\_\_\_\_

Number of Tanks \_\_\_\_\_

Distance from Tank to Center of Flame \_\_\_\_\_ feet.

Cost of Work: \$ 5,000 -

Permit Fee: \$ \_\_\_\_\_

RECEIVED  
 JUL 18 2011  
 Dept. of Building Inspections  
 City of Portland Maine

1151C

### Approved

Fire: \_\_\_\_\_

Ele.: \_\_\_\_\_

Bldg.: \_\_\_\_\_

### Approved with Conditions

- See attached letter or requirement

Signature of Installer

Inspector's Signature

Date Approved

White - Inspection

Yellow - File

Pink - Applicant's

Gold - Assessor's Copy



NG  
5.62  
.72

# BAXI

## LUNA 3 COMFORT

High efficiency gas fired wall mounted combination boiler  
*Chaudière murale à gaz à rendement élevé*

**WARNING:** If the information in this manual is not followed exactly, a fire or explosion may result causing property damage, personal injury or death.

- Do not store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance.
- **WHAT TO DO IF YOU SMELL GAS**
  - Do not try to light any appliance.
  - Do not touch any electrical switch; do not use any phone in your building.
  - Immediately call your gas supplier from a neighbor's phone. Follow the gas supplier's instructions.
  - If you cannot reach your gas supplier, call the fire department.
- Installation and service must be performed by a qualified installer, service agency or the gas supplier.

**AVERTISSEMENT:** Assurez-vous de bien suivre les instructions données dans cette notice pour réduire au minimum le risque d'incendie ou d'explosion ou pour éviter tout dommage matériel, toute blessure ou la mort.

- *Ne pas entreposer ni utiliser d'essence ou ni d'autres vapeurs ou liquides inflammables à proximité de cet appareil ou de tout autre appareil.*
- **QUE FAIRE SI VOUS SENTEZ UNE ODEUR DE GAZ**
  - *Ne pas tenter d'allumer d'appareil.*
  - *Ne touchez à aucun interrupteur; ne pas vous servir des téléphones se trouvant dans le bâtiment.*
  - *Appelez immédiatement votre fournisseur de gaz depuis un voisin.*  
*Suivez les instructions du fournisseur.*
  - *Si vous ne pouvez rejoindre le fournisseur, appelez le service des incendies.*
- *L'installation et l'entretien doivent être assurés par un installateur ou un service d'entretien qualifié ou par le fournisseur de gaz.*

### Installation and servicing instructions *Notice d'installation et d'entretien*



**BAXI S.p.A.**, one of the leading European enterprises to produce central heating and hot water devices for domestic use (wall-mounted gaz-operated boilers, floor-standing boilers, electrical water-heaters and steel heating plates) has obtained the QSC certificate of conformity to the UNI EN ISO 9001 norms. This certificate guarantees that the Quality System applied at the **BAXI S.p.A.** factory in Bassano del Grappa, where your boiler was produced, meets the standards of the UNI EN ISO 9001 norm, which is the strictest and concerns all organization stages and operating personnel involved in the production and distribution processes.

**BAXI S.p.A.**, l'une des entreprises leader en Europe dans la production d'appareils de chauffage et sanitaires à usage domestique, (chaudières murales à gaz, chaudières au sol, chauffe-eau électriques, plaques de chauffe en acier), a obtenu la certification CSQ de conformité aux normes UNI EN ISO 9001. Ce certificat assure que le Système de Qualité en usage aux usines **BAXI S.p.A.** de Bassano del Grappa, où l'on a produit cette chaudière, satisfait la plus sévère des normes - c'est-à-dire la UNI EN ISO 9001 - qui concerne tous les stades d'organisation et le personnel intéressé du procès de production et distribution.

### Vent Termination Minimum Clearances

A = 12"	clearances above grade, veranda, porch, deck or balcony
B = 12"	clearances to window or door that may be opened
D = 18"	vertical clearance to ventilated soffit located above the terminal within a horizontal distance of 2 feet (60 cm) from the centre line of the terminal
E = 18"	clearance to unventilated soffit
F = 9"	clearance to outside corner
G = 6"	clearance to inside corner
H = 4 ft. (U.S.A.)	not to be installed above a gas meter/regulator assembly within H horizontally from the centre line of the regulator
I = 3 ft. (U.S.A.) 6 ft. (Canada)	clearance to service regulator vent outlet
J = 9" (U.S.A.)	clearance to non-mechanical air supply inlet to building or the combustion air inlet to any other appliance
K = 3 ft. (U.S.A.) 6 ft. (Canada)	clearance to a mechanical air supply inlet
* L = 7 ft.	clearance above paved side-walk or a paved driveway located on public property
** M = 18"	clearance under veranda, porch, deck or balcony

\* a vent shall not terminate directly above a side-walk or paved driveway which is located between two single family dwellings and serves both dwellings unless terminated 7ft above sidewalk.

\*\* only permitted if veranda, porch, deck or balcony is fully open on a minimum of 2 sides beneath the floor.

**Note:** local Codes or Regulations may require different clearances.

The flue terminal must be exposed to the external air and the position must allow the free passage of air across it at all times. In certain weather conditions the terminal may emit a plume of steam. Avoid positioning the terminal where this may cause a nuisance.

### 3.6 BOILER LOCATION

The boiler is not suitable for external installation.

The boiler must be installed on a flat vertical wall which is capable of supporting the weight of the boiler.

The boiler may be installed in any room or internal space, although particular attention is drawn to the requirements of the current electrical provisions with respect to the installation of the boiler in a room or internal space containing a bath or shower. Where a room-sealed boiler is installed in a room containing a bath or shower, it must not be possible for a person using the bath or shower to touch any electrical switch or boiler control utilizing electricity.

The boiler may be installed in a cupboard or compartment, provided it is correctly designed and sufficiently ventilated for that purpose.

### 3.7 CENTRAL HEATING SYSTEM - FIG. 17

The boiler is designed for use in a sealed central heating system.

**Refer to Technical Data, section 2.8, for details of the heating system volume.**

The system should be designed to operate with flow temperatures of up to 185 °F / 85°C. When designing the system, the pump head, expansion tank size, mean radiator temperature, etc. must all be taken into account. Refer to the pump performance table for guidelines.

The boiler is supplied with the following components built in:

**Pressure relief valve** - set to operate at 30 p.s.i. / 2 bar. The discharge pipe must be routed clear of the boiler to a drain, in such a manner that it can be seen, but cannot cause injury to persons or property.

It is recommended that the relief valve be manually operated at least once a year.

**WARNING:**

1. Avoid contact with hot water coming/out
2. Prevent water damage

**Pressure gauge** - to indicate the system pressure to be maintained.

**Expansion tank** - with a capacity of 2.2 US gal / 10 l and pre-charged to a pressure of 7.25 p.s.i. / 0.5 bar.

**By-pass** - The boiler incorporates an automatic by-pass. However, where all radiators are fitted with thermostatic radiators



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

7.18 20 11

Received from Jason Lamb-

Location of Work 5 Eastman St

Cost of Construction \$ 5000 Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 70

Building (IL) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other law

CBL: 332-61

Check #: CC

Total Collected \$ 70

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

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



### 3. GENERAL BOILER INFORMATION

#### 3.1 GAS SUPPLY

The boiler requires a gas rate of 128.1 ft<sup>3</sup>/h (3.63m<sup>3</sup>/h). The meter and supply pipes must be capable of delivering this quantity of gas in addition to the demand from any other appliances in the house. The boiler requires at least a 3/4" gas supply pipe. The complete installation, including the meter must be purged and tested for gas leaks.

#### 3.2 ELECTRICAL SUPPLY

The boiler requires a 120V 60Hz power supply. Ensure the electrical supply is polarised.

##### The boiler must be grounded.

There must only be one common isolator, providing complete electrical isolation, for the boiler and any external controls.

Use PVC insulated cable 18 AWG x3C 221°F/105 °C.

All wiring must be installed in accordance with requirements of National Electrical Code and any additional national, state, or local code requirements having jurisdiction. All wiring must be N.E.C. Class 1. The boiler must be electrically grounded in accordance with the National Electrical Code, the latest edition of ANSI/NFPA No. 70.

In Canada, installation must conform to CSA C22.1 Canadian Electrical Code Part 1 and any local codes.

##### 3.2.1 INSTALLATION OF ROOM THERMOSTAT

Install room thermostat on an inside wall. Never install where the thermostat where it will be influenced by drafts, hot or cold water pipes, lighting fixtures, television, sun rays or near a fireplace.

#### 3.3 INTAKE AIR

The boiler does not require any air vents in the room in which it is installed, or when installed in a cupboard or compartment.

#### 3.4 FLUE SYSTEM

##### WARNING :

To guarantee more operating insurance it is necessary to assure the flue pipes to the wall using the apposite clamps.

##### 3.4.1 CONCENTRIC (COAXIAL) FLUE SYSTEM

The standard horizontal flue assembly supplied with the boiler is 2.64 ft / 0.75 m in length + terminal.

For horizontal flues a minor deviation from the horizontal is allowable, provided it results in a downward slope towards the termination.

Additional flue components are available as follows:

3.28 ft / 1 m flue

90° elbow

45° elbow

For vertical flue terminal assembly, refer to the separate installation instructions supplied with the assembly.

**NOTE:** If an extra 90° elbow is used, this reduces the maximum flue length by 3.28 ft / 1 m. Each 45° bend used reduces the maximum flue length by 1.64 ft / 0.5 m.

When venting horizontally the first 90° elbow is not included in the flue length.

When venting vertically the vertical termination is not included in the flue length.

Under no circumstances must the flue length (including allowances for extra elbows) exceed 13.2 ft / 4 m.

1. Locate the flue elbow on the adaptor at the top of the boiler. Set the elbow to the required orientation (rear, right or left).
2. Measure the distance from the outside wall face to the elbow (Fig. 3). This dimension will be known as 'X'.
3. Taking the air intake (outer pipe), mark dimension 'X' as shown (Fig. 4). Measure the length of waste material, and transfer the dimension to the exhaust pipe (inner pipe (Fig. 4).
4. Remove the waste from both pipes. Ensure that the cut ends are square and free from burrs.
5. Remove the flue elbow from the adaptor.

**IMPORTANT:** Check all measurements before cutting. Clearance to combustible materials when using concentric system is zero.

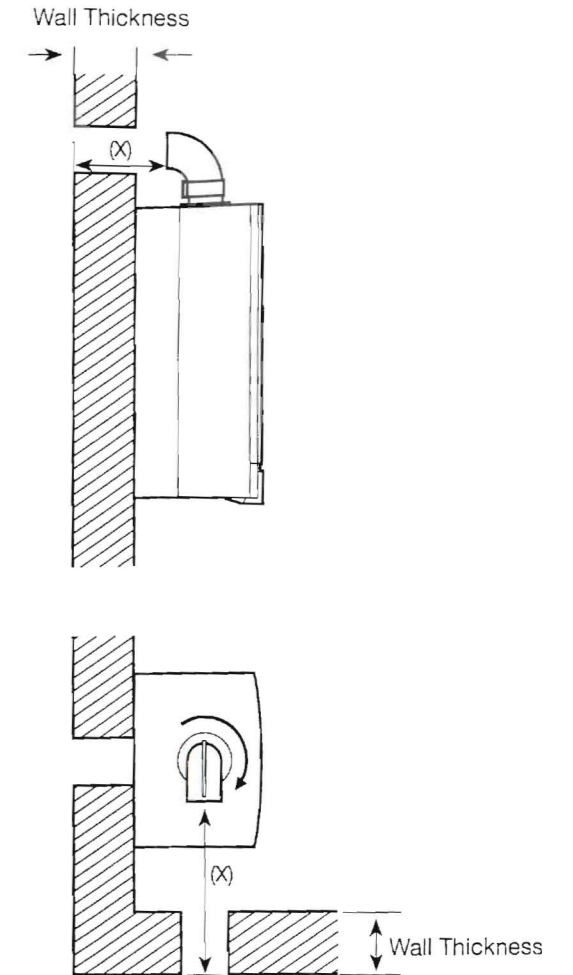
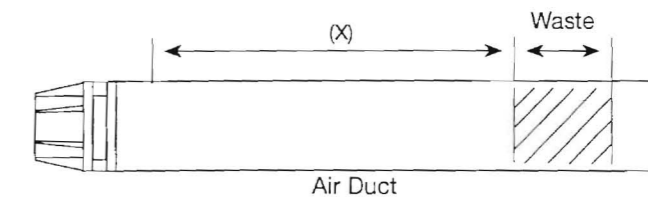


Fig. 3



Air Duct



Fig. 4

Flue Duct