



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 106 Beverly St (Lot #145) 333-H-021

Issued to Custom Built Homes of Maine

Date of Issue 10 July 1996

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. 951171, 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 26 January 1996

Approved:

7-10-96

(Date)

*David Jordan*  
Inspector

*Samuel Ruffe*  
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**  
**Planning and Urban Development Department**

**MEMORANDUM**

**TO:** Dave Jordan, Code Enforcement Officer

**FROM:** James Seymour, Acting Development Review Coordinator *JRS*

**DATE:** July 9, 1996

**SUBJECT:** Permanent Certificate of Occupancy for 106 Beverly Street

I have reviewed the single family residence at 106 Beverly Street and believe it would be acceptable to issue a permanent Certificate of Occupancy.

cc: Kathi Staples PE, City Engineer



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 106 Beverly St (Lot #145) 333-H-021

Issued to Custom Built Homes of Maine

Date of Issue 26 January 1996

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PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions: TEMPORARY:

See attached memo dated 25 January 1996 from James Seymour to David Jordan listing four (4) conditions of approval.

This certificate supersedes certificate issued

Approved:

1/24/96

(Date)

Inspector

Inspector of Buildings

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**CITY OF PORTLAND**  
Planning and Urban Development Department

**MEMORANDUM**

**TO:** David Jordan, Code Enforcement Officer

**FROM:** James Seymour, Acting Development Review Coordinator

**DATE:** January 25, 1996

**RE:** Temporary Certificate of Occupancy for 106 Beverly Street

I have reviewed the single family residence at 106 Beverly 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. At the time of my inspection, the ground surface was covered with 1 foot of snow making it difficult to review the lot grading. It appears that lot grading may be necessary in the spring. There may be a problem with the elevations at the rear of the house. These elevations of the rear yard should be graded to conform to the natural grade and provide positive drainage away from the house. A swale is also necessary to provide positive drainage for off-site flows crossing the rear of the lot. A meeting may be required in the spring with the developer to discuss drainage easement grading and how it will service this lot and others.
2. The disturbed lot area shall be loamed, seeded and mulched no later than May 14, 1996 and approved by the Development Review Coordinator.
3. Two trees need to be planted along the street frontage to meet the City requirement. Trees shall be planted and reviewed by May 14th.
4. Erosion control fencing or approved equal shall be installed along the drainage easement swale and across area subject to shallow flows. All erosion control measures shall be installed as soon as the ground is thawed enough to properly set in place. Measure must be in place prior to April 1, 1996.

**cc:** Kathi Staples PE, City Engineer

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