

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

Location of Construction: **112 Beverly St** Owner: **KJ Grondin** Phone: **892-3149**

Owner Address: **112 Beverly St** Lease/Buyer's Name: **KJ Grondin** Business Name: **PERMIT ISSUED**

Contractor Name: **Custom Homes Build Homes of Maine** Address: **27 Main St, Windham, ME 04062** Phone: **892-3149**

Past Use: **Vacant Land** Proposed Use: **1-fam Dwelling** COST OF WORK: \$ **70,000.00** PERMIT FEE: \$ **370.00**

Fire Dept: Approved Denied INSPECTION: Use Group: **93** Type: **SB**

Signature: **[Signature]** Signature: **[Signature]** PEDESTRIAN ACTIVITIES DISTRICT (PAD): Approved Denied

Proposed Project Description: **Construct 1-fam Dwelling** Action: Approved Denied

Permit Taken By: **Mary Gresh** Date Applied For: **19 October 1995**

- 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.

Signature of Applicant: **[Signature]** Dan McCarthy ADDRESS: PHONE:

Signature of Responsible Person: **[Signature]** DATE: **01 November 1995 - Permit Routed**
19 October 1995

Signature of CEO District: **[Signature]** PHONE:

Signature of Inspector: **[Signature]** PHONE:

Signature of Assessor: **[Signature]** PHONE:

Signature of Assessor's Canary-D.P.W.: **[Signature]** PHONE:

Signature of Assessor's Green-Assessor's: **[Signature]** PHONE:

Signature of Assessor's Pink-Public File: **[Signature]** PHONE:

Signature of Assessor's Ivory Card-Inspector: **[Signature]** PHONE:

Permit No: **951167**

Permit Issued: **NOV - 7 1995**

CITY OF PORTLAND

Zone: **333-H-022/025**

Zoning Approval: **11/6/95**

- Special Zone or Reviews:
- Shoreland
 - Wetland
 - Flood Zone
 - Subdivision
 - Site Plan major minor mm

- 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: **11/6/95**

CEO DISTRICT **7**

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

01 November 1995 - Permit Routed
19 October 1995

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

COMMENTS

11-30-95 - Elys in prior no notification / Set backs appear OK
 12-4-95 - Forms prepared in progress / 18" walls / Found Elys. look High notified Sam Seymour
 12-5-95 Forms poured & stripped / Anchor stops for sill plate / Ext found cleavage tile in
 under mudded stone / not damp proofed.
 12-26-95 - Framing started / 1-4-96 and F1 Framing started
 1-18-96 - Will inspect today or 1-19-96
 1-19-96 - Short rooked prior to Framing Temp. (Basement F1 just OK pp) * four slider
 2/15/96 Temp CGO w/ J. Seymour returns only. A term
 6/24/98 Appears vacant - DRC work not complete - Grant log Sam
 take right side panel not placed - @

Inspection Record
 Type _____ Date _____

Foundation: _____
 Framing: _____
 Plumbing: _____
 Final: _____
 Other: _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 112 Beverly Street

Issued to Custom Built Homes

Date of Issue February 14, 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. 951167, 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: TEMPORARY

See attached memo dated February 12, 1996 from James Seymour to Davod Jordan listing four (4) conditions of approval. Sono tubes to be installed by May 14, 1996

This certificate supersedes
certificate issued

Approved:

2-14-96

(Date)

Inspector

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: David Jordan, Code Enforcement Officer

FROM: James Seymour, Acting Development Review Coordinator

DATE: February 12, 1996

RE: Temporary Certificate of Occupancy for 112 Beverly Street

I have reviewed the single family residence at 112 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

Applicant: Daniel McCarthy
Address: 112 Beverly St (lot 144)
Assessors No.: 333-H-22 → 25

Date: 11/6/95

CHECK LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Use - 1 family dwelling 24' x 32' Dormered Cape

Sewage Disposal - City

Rear Yards - 25' req - 25' + shown

Side Yards - 23' & 26' shown

Front Yards - 25' req - 33' shown

Projections - front stairs

Height - 1/2 stories

Lot Area - 10,000^{sq} req - 10,080^{sq} shown

Building Area - 20% of Lot Area MAX = 2016^{sq}

Area per Family - 10,000^{sq}

Width of Lot - 80' req - 80' shown

Lot Frontage - 50' req - 80' shown

Off-street Parking - shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning - N/A

Flood Plains -

FEAT Drainage easement plan book 195
Pg 346

$24 \times 32 = 768^{\text{sq}}$

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 7, 1995

Custom Built Homes of Maine
27 Main Street
Windham, ME 04062

RE: 112 Beverly Street
Portland, Maine

Dear Sir,

Your application to construct a single family dwelling 24' x 32' has been reviewed and a permit is herewith issued subject to the requirements listed below. 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

Building Inspection - The minimum sill elevation shall be 75.50 and the lowest building opening shall be 74.0. As denoted on the approved site plan, any change shall require Planning Division approval - M. Schmuckal
Development Review Coordinator - Standard condition - (a) See attached sheet (b) provide benchmark datum used to establish final foundation elevation (c) install erosion control during construction in accordance with Maine amps. (d) the contractor shall refer to the Woodford Gardens amended recording plat dated October 25, 1995.

Building Code Requirements

Please read and implement items 1, 2, 7, 9, 11, 13, 14, 15, 16 and 17 of the attached Building Permit Report.

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

Sincerely,


P. Samuel Hoffses
Chief, Inspection Services

cc: M. Schmuckal, Asst. Chief, Insp Svcs
J. Seymour, Dev. Rev. Coordinator

BUILDING PERMIT REPORT

DATE: November 7, 1995

ADDRESS: 112 Beverly Street

REASON FOR PERMIT: To construct a single family dwelling

BUILDING OWNER: Custom Built Homes of Maine

CONTRACTOR: Same

APPROVED: Per items 1, 2, 7, 9, 11, 13, 14, 15, 16, and 17

CONDITIONS OF APPROVAL

- *1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- *2. Precautions 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 square feet 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 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 square 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.
- *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, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
 - a. In the immediate vicinity of bedrooms
 - b. In all bedrooms
 - c. 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)
- *11. Guardrail and 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 inches, except Use Group R which is 36 inches. 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 inches 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 and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
- *13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" 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 for 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.


S. Samuel Hoffses
Chief, Inspection Services

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

APPLICANT: CUSTOM BUILT HOMES OF MAINE
ADDRESS: 27 MAIN ST. WINDHAM, ME 04062
SITE ADDRESS/LOCATION: 112 BEVERLY STREET - LOT 144
DATE: 10/31/95

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: 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 WILL BE ENFORCED FOR YOUR SITE PLAN

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 112 Beverly Street, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. 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.
5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Poliskey 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.

7. 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.)
8. As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
10. The site contractor shall establish finish grades at the building 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.
11. A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property. *In accordance with the ME BMP's.*
12. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. *Prior to setting final grades of the foundation the applicant shall contact the Development Review Coord. (DRC) for review. At that time the contractor shall provide the (DRC) with the benchmark elevation datum used to determine the foundation elevation.*

cc: Katherine Staples, P.E., City Engineer



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

I. D. Number

Applicant Custom Built Homes of Maine
27 Main St, Windham, ME 04062

19 October 1995
Application Date
Woodfords Gardens
Project Name/Description

Applicant's Mailing Address
Consultant/Agent Dan McCarthy - 892-3149
Applicant or Agent Daytime Telephone, Fax

112 Beverly St
Address of Proposed Site

333-H-022-025
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 Other (specify) _____
~~XXXXXXX~~ sq ft GFC 804/1,408 Total Approx 10,100 sq ft
Proposed Building Square Feet or # of Units Acreage of Site R-2 Zoning

Check Review Required:

- | | | | |
|--|--|---|--|
| <input 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 checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |
- Fees paid: site plan 50.00 subdivision _____

Approval Status:

- Approved Approved w/Conditions listed below Denied
- Reviewer Marge Schmechel
1. The minimum sill elevation shall be 75.50 and the lowest bldg opening shall be 74.0 as denoted on the approved site plan. Any change shall require Planning Dept. Approval

Approval Date 11/6/95 Approval Expiration _____ date Extension to _____ 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

<input type="checkbox"/> Performance Guarantee Accepted _____ date	_____ amount	_____ expiration date
<input type="checkbox"/> 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	

- Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning

Address: Beverly St (Developers Lot #144)



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

I. D. Number _____

Custom Built Homes of Maine

Applicant 27 Main St, Windham, ME 04062

Applicant's Mailing Address _____

Consultant/Agent Dan McCarthy - 892-8149

Applicant or Agent Daytime Telephone, Fax _____

19 October 1995

Application Date

Woodfords Gardens

Project Name/Description

(LOT 144)

112 Beverly St
Address of Proposed Site

333-H-022-025

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 Other (specify) _____

~~XXXXXX~~ sq ft GFC 804/1,408 Total

Approx 10,100 sq ft

Proposed Building Square Feet or # of Units

Acres of Site _____

Zoning _____

Check Review Required:

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

Fees paid: site plan 50.00 subdivision _____

Approval Status:

- Approved Approved w/Conditions listed below Denied

Reviewer James Seymour

- Standard Conditions - see attached sheet.
- Provide benchmark datum used to establish final foundation elevation.
- Install erosion control during construction in accordance w/ ME BMP's.
- The contractor shall refer to the Woodfords Gardens Amended Recording Plat

Approval Date 10-31-95

Approval Expiration 10/96
date

Extension to _____
date

Additional Sheets Attached dated last rev. 10/25/95
CCRD 10/27/95
PB 195, PG 346.

Condition Compliance James Seymour
signature

10/31/95
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	
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: Beverly St (Developers Lot #144)